

Date: March 9, 2026

RE: Case Farms Neighborhood Meeting – Zoom Meeting 6:00 PM - 6:30 PM

Attended by:

Residents

- Monique Gonzales
Address: 2821 Shikra Place
Location: Villages at Prairie Center, north side of Target
- Linda Francisco
Address: 1751 Papuan Court
Location: Prairie Center area, behind 27th Avenue
- Ron Johnson
No specific address provided
Location: Prairie Center, serves on Prairie Center District 7 board
- Helen Coffey
Address: 1840 Osprey Drive
Location: Corner of Kestrel and Osprey Drive

Design Team

- Karen Henry, Henry Design Group, Inc.
- Aaron Clutter and Rob Hansen, JR Engineering
- Sean Murphy, Evergreen

Key Takeaways

- Neighborhood meeting held for Case Farms development rezoning proposal in Brighton, Colorado
- Project proposes mixed-use development including commercial (C3), moderate density residential (R3), and lower density residential (R2) zones
- Commercial development in northeast corner anticipated to begin late 2026/early 2027, with residential development at least 18 months away
- 27th Avenue planned as 6-lane major arterial; Bromley Lane also designated as major arterial
- Residents expressed concerns about traffic, noise, building heights, and impact on property values and mountain views
- Zoning application to be submitted to City of Brighton following this neighborhood meeting
- Additional neighborhood meetings will be held for future subdivision plans

Discussion Topics

• **Project Overview and Location**

Karen Henry from Henry Design Group presented the Case Farms development proposal, explaining the site location and surrounding context.

• **Details**

- HDG: Site bounded by Bromley Lane to the north, 27th Avenue to the east, with church and school sites nearby
- HDG: Fulton Ditch runs through property and will be preserved

- HDG: Property located adjacent to Prairie Center development to the east and Bromley Farms to the west
- HDG: City water park and pond in northwest corner
- **Conclusion**
 - Site is approximately 234 acres in established residential area with mixed-use surroundings

Zoning History and Proposed Changes

Discussion of the property's zoning evolution and current rezoning proposal.

- **Details**
 - HDG: Property annexed to City of Brighton in 2003, initially zoned as PUD in 2007, amended in 2015
 - HDG: Current comprehensive plan from 2016 shows commercial, higher density residential, and mixed-use designations
 - HDG: Proposed zoning includes C3 commercial in northeast corner, R3 moderate density, and R2 medium density residential
 - HDG: R3 allows townhomes or small apartment buildings; R2 allows paired homes, townhomes, and single-family detached housing
 - HDG: No specific builders or users currently on board except potential grocer for commercial area
- **Conclusion**
 - Proposed zoning is similar to previous 2015 plan with mixture of commercial and residential uses
 - Zoning establishes parameters for future development without specific commitments to building types

Permitted Housing Types and Building Heights

Explanation of what types of development are allowed under proposed zoning designations.

- **Details**
 - HDG: Presented chart from city land use code showing permitted uses in R2 and R3 zones
 - HDG: R2 and R3 allow detached housing, duplexes, row houses/townhomes, and small apartments
 - HDG: C3 commercial zone allows general commercial and smaller commercial pad sites
 - HDG: No lodging or mixed-use retail/residential anticipated for commercial area
 - HDG: Maximum building height of 35 feet for residential structures
 - LINDA AND MONIQUE: Expressed concern about apartment height and impact on mountain views
 - HDG: Clarified 35-foot height limit is same as permitted for existing homes
- **Conclusion**

- Various housing types permitted but specific development plans have not yet determined
- Building heights limited to 35 feet maximum

Commercial Development Plans

Discussion of proposed commercial corner at Bromley Lane and 27th Avenue.

- **Details**
 - HDG: Northeast corner designated C3 commercial zoning
 - HDG: Concept shows potential grocer with ancillary pad sites for bank, gas station, car wash, or other uses
 - HDG: Southern portion may include future storage facilities
 - Aaron Clutter: Grocer anticipated as first end user in near future
 - Aaron Clutter: Subdivision plan for C3 commercial to be submitted April-May 2025 timeframe
- **Conclusion**
 - Commercial development likely to begin first, with grocer as anchor tenant
 - Specific commercial tenants not yet finalized beyond potential grocer

Parks, Trails, and Open Space

Presentation of planned recreational amenities and connectivity.

- **Details**
 - HDG: Trail corridors shown throughout site connecting all areas
 - HDG: Pocket parks planned with neighborhood park in Parcel 9
 - HDG: Stormwater detention west of Parcel 9 and along 19th Avenue alignment
 - HDG: Existing ditch along south edge of Parcels 7 and 8 to be maintained
 - HDG: All trails connect to Fulton Ditch Trail Corridor
 - HDG: Green space around pond in northwest corner to be zoned as open space
- **Conclusion**
 - Comprehensive trail system will provide connectivity throughout development
 - Open space and detention areas integrated into overall site plan

Transportation Infrastructure and Road Network

Aaron Clutter presented detailed information about planned roadway improvements and traffic signals.

- **Details**
 - Aaron Clutter: Bromley Lane is major arterial, partially built east of 27th Avenue
 - Aaron Clutter: 27th Avenue/Buckley Road is major arterial with only northbound lanes currently built
 - Aaron Clutter: 144th Avenue and Chambers Road planned as minor arterials
 - Aaron Clutter: Collector roadways include Kite Street running east-west and 22nd Avenue running north-south through Case Farms

- Aaron Clutter: Kite Street eventually planned to extend west to Chambers Road
- Aaron Clutter: Existing signals at Bromley/27th and 144th/27th
- Aaron Clutter: Future signals planned at 27th/Kite Street, adjacent to Parcels 3-4, Bromley/22nd Avenue, and other locations
- Aaron Clutter: 19th Avenue as collector along western perimeter with potential connection to 144th Avenue
- **Conclusion**
 - Comprehensive road network planned to support development
 - Multiple traffic signals planned to manage increased traffic volumes

27th Avenue Widening Plans

Detailed discussion about expansion of 27th Avenue to six lanes.

- **Details**
 - Aaron Clutter: 27th Avenue planned as 6-lane major arterial with 3 lanes each direction
 - Aaron Clutter: Currently only eastside northbound lanes built
 - Aaron Clutter: Case Farms development required to build southbound lanes on west side over time
 - Aaron Clutter: Full improvements anticipated when Parcels 5, 6, and 7 develop
 - Aaron Clutter: Widening will occur to the west
 - Aaron Clutter: Topography falls from east to west, with east side higher than west side
 - LINDA: Expressed concern about 6-lane road behind her property
 - LINDA: Concerned about noise from expanded roadway
 - Aaron Clutter: Confirmed he was original engineer when 27th Avenue first built for Prairie Center
- **Conclusion**
 - 27th Avenue expansion to six lanes has been part of long-term transportation plan
 - Widening will be phased based on development timing

Project Timeline and Development Phasing

Discussion of anticipated construction schedule and approval process.

- **Details**
 - LINDA: Asked when building would start
 - HDG: Commercial development in northeast corner to start first, estimated late 2026 or 2027
 - Aaron Clutter: Residential development at least 18 months away from starting
 - Aaron Clutter: Currently at zoning stage, will be followed by subdivision plan then final plat
 - Aaron Clutter: Zoning application to be submitted day after meeting
 - Aaron Clutter: Subdivision plan for C3 commercial anticipated April-May 2025
 - Aaron Clutter: No schedule yet for residential subdivision plans

- Aaron Clutter: Another neighborhood meeting required for subdivision plan
- ROB JOHNSON: Asked about developers beyond C3 commercial
- Aaron Clutter: Confirmed no other developers currently committed
- **Conclusion**
 - Commercial development expected to begin late 2026/early 2027
 - Residential development timeline uncertain, at least 18 months out
 - Multiple approval stages and neighborhood meetings still required

Resident Concerns About R3 Zoning

LINDA FRANCISCO raised objections to higher density residential zoning near her property.

- **Details**
 - LINDA: Asked if she could oppose R3 designation for apartments behind her house
 - LINDA: Concerned about losing mountain view she purchased home for
 - Aaron Clutter: Explained public hearing process at City of Brighton provides opportunity for public input
 - HDG: Confirmed residents will be notified of Planning Commission and City Council hearings
 - HDG: Suggested residents could send letters to city councilman or contact city planner Summer McCann
 - Aaron Clutter: Confirmed meeting documentation will be provided to city including objections
- **Conclusion**
 - Residents have multiple opportunities to voice concerns through public hearing process
 - Objections will be documented and provided to city officials

Traffic and Noise Concerns

Multiple residents expressed concerns about increased traffic and noise impacts.

- **Details**
 - LINDA: Stated traffic on 27th already pretty bad
 - MONIQUE: Concerned 6-lane 27th Avenue will be ridiculously loud
 - MONIQUE: Worried about noise impact on quality of life
 - HDG: Directed residents to review City of Brighton Transportation Master Plan
 - HDG: Noted 27th Avenue and Bromley Lane always planned as arterial streets
 - ROB JOHNSON: Stated he fully understood 27th was planned as major roadway
- **Conclusion**
 - Road expansion part of long-term city transportation planning
 - Noise and traffic impacts acknowledged but roads designed as arterials from inception

Property Value Concerns

MONIQUE GONZALES raised concerns about impact on home values.

- **Details**

- 17205877412: Stated she and husband bought house for mountain views
- 17205877412: Concerned home will drop in value due to development
- HDG: Explained building height limited to 35 feet, same as existing homes
- HDG: Noted development may be townhomes or paired homes rather than apartments

- **Conclusion**

- Building height restrictions in place to limit visual impact
- Specific housing types not yet determined

Kite Street Extension and Access

Discussion about future connectivity of Kite Street.

- **Details**

- HELEN: Asked about Kite Street extension
- Aaron Clutter: Explained Kite Street will eventually extend west to provide direct access to natural grocers
- Aaron Clutter: Future signal planned at Kite Street when road widens to 6 lanes for safety
- Aaron Clutter: Collector roadway will allow residents to avoid Bromley Lane

- **Conclusion**

- Kite Street extension will improve east-west connectivity
- Traffic signal planned for safe access once road fully developed

Restaurant Inquiry

HELEN COFFEY asked about rumored restaurant development.

- **Details**

- HELEN: Heard there would be restaurant when she first moved in
- HDG: Confirmed no restaurant user currently on board
- HDG: Restaurant may come in future but ultimate land uses at northeast corner not yet determined

- **Conclusion**

- No confirmed restaurant tenant at this time
- Commercial uses to be determined as development progresses

Challenges

- Resident opposition to R3 higher density zoning due to concerns about views, property values, and building heights
- Community concerns about traffic congestion and noise from 6-lane 27th Avenue expansion
- Uncertainty about specific housing types and commercial tenants creates anxiety for neighboring residents
- Long timeline and multiple approval stages make it difficult for residents to understand when and what will be built

Action items

- **HDG**
 - Type up meeting minutes for submission to City of Brighton
 - Provide Summer McCann contact information to Linda Francisco
- **JR Engineering**
 - Send meeting recording to HDG for meeting minutes preparation
 - Submit zoning application to City of Brighton (day after meeting)
 - Submit subdivision plan for C3 commercial area (April-May 2025 timeframe)
 - Schedule additional neighborhood meeting for subdivision plan
- **Aaron Clutter**
 - Finalize documentation for zoning submission
 - Prepare meeting minutes from recording
 - Include resident objections in documentation provided to city
- **Residents**
 - Review City of Brighton Transportation Master Plan for road planning details
 - Contact city planner Summer McCann with questions or concerns
 - Attend future Planning Commission and City Council public hearings if desired
 - Submit written comments to city councilman if unable to attend hearings