

**NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF BRIGHTON**

KESTREL PLANNED DEVELOPMENT

Notice is hereby given that the City Council of the City of Brighton will hold a public hearing regarding an application for a Planned Development. A Planned Development, known as a PD, is a type of zoning map amendment that establishes a detailed plan for development within a defined area. The goal of a PD is to provide greater flexibility in land use, layout, and design, compared to traditional zoning regulations. The property is generally located to the north of East 120th Avenue, south of East 124th Avenue, east of Peoria and west of Prairie View High School. The request is to change the zoning of the property from C-2 (Restricted Retail and Services) and R-2 (Mixed Density Residential) to Planned Development. The 26.21-acre property is more particularly located in the southwest quarter of Section 36, Township 1 South, Range 67 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

The City Council will hold a public hearing to consider the application for the item at 6:00 p.m. on Tuesday, January 7th, 2025. The hearing will take place at the City Council Chambers (1st Floor of City Hall), 500 South 4th Avenue, Brighton, CO 80601. The City Council will hear from City staff, the applicant, and any interested parties and will make a decision on the application thereafter.

Further information may be obtained from the City of Brighton Planning Division by calling (303) 655-2072.

For publication on website: Friday, December 20, 2024