



Community Development

500 South 4th Avenue
Brighton, Colorado 80601
303-655-2072 (Phone and Facsimile)
www.brightonco.gov

December 13th, 2024

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 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: **Planned Development (PD):** 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.

Summary: The request is to change the zoning of the approximately 26.21 acres of property from C-2 (Restricted Retail and Services) and R-2 (Mixed Density Residential) to Planned Development.

Location/Site Plan: The property is generally located to the north of East 120th Avenue, south of East 124th Avenue, east of Peoria Street and west of Prairie View High School

The legal description is as follows:

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. *See the reverse side for a vicinity map.*

Reviewing Body: The City Council will make a final determination on the Planned Development.

Public Hearing: **City Council**
January 7, 2025 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: December 20, 2024 posted on the City's Website.

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

Project Contact: Mike Cooper
(720)-837-5491
mcooper@livebouldercreek.com

Property Owner: The Orchard Church

Additional Info: The review process allows the City Council to determine the completeness of the application and its adherence to the City Codes and policies before making a 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. Thank you for your time.

Best regards,
Summer McCann - Senior Planner

