



Community Development

500 South 4th Avenue
Brighton, Colorado 80601
303-655-2059 (Phone and Facsimile)
www.brightonco.gov

December 20, 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 Unit Development (PUD) Amendment:** A request to change the zoning designation pertaining to use for a property to be named Bromley Park PUD 32nd Amendment.

Summary: The request is to change the zoning of approximately 7.11-acres of property from the current "Multi-Family" and 1.44-acres of "Single-Family Detached" zoning to "Single Family Attached" as defined under the *Bromley Park Land Use Regulations*. In addition, this request would authorize tracts that were designated as "open space" on the Brighton Crossing Filing 2 Amendment 4 subdivision plat to be developed instead of remaining as open space. Last, this request modifies the residential design standards.

Location/Site Plan: The property is generally located to the north of Cherry Blossom Drive, south of East Baseline Road, east of North 50th Avenue and west of Silver Maple Street.

The legal description is as follows:

The northwest 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 Body: The City Council will make a final determination on the proposed amendment.

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: Stephanie Iiams, Associate Planner
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Information continues on the reverse side.

Project Contact: Sue Sibel, PE
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Property Owner/Applicant: Brookfield Residential 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 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,
 Stephanie Iiams
 Associate Planner

