



Community Development

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

February 6th, 2025

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:** **Zoning Map Amendment:** A request to change the zoning designation.
- Summary:** The request is for approval of a zoning map amendment from “Commercial” under the Bromley Park PUD (Planned Unit Development) 13th Amendment to C-2 (Restricted Retail and Services) and R-2 (Mixed Density Residential). The subject property is approximately 14.727 acres.
- Location/Site Plan:** The property is generally located to the northeast of the Brighton Fire Rescue District Station 52, south of East Bridge Street, west of South 42nd Avenue and east of South 40th Avenue.
- The legal description is as follows:
The northwest quarter of Section 10, Township 1 South, Range 66 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 makes a final decision on the proposed rezoning after the Public Hearing (details below) has been held.
- Public Hearing:** **City Council**
March 18th, 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:** March 3, 2025 posted on the City’s Website.
- City Staff Project Manager:** Summer McCann - Senior Planner
(303) 498-1240
samccann@brightonco.gov

Information continues on the reverse side.

Project Contact: Andy Nordhus
303-832-4474 ext. 7167
andyn@kephart.com

Property Owner: Columbo II 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. **Public comments must be received at least 24 hours prior to the meeting time.** Thank you for your time.

Best regards,
Summer McCann - Senior Planner

