

June 10, 2020

Dear Property Owner:

I am writing this letter to inform you of two upcoming public hearings, which you may be inclined to attend. The hearings provide residents, especially neighboring landowners such as yourself, the opportunity to voice their opinion on the proposed projects to the Planning Commission. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning Commission, City staff, and the applicant. The following text provides basic information pertaining to the projects.

- Application Types:** **PUD (Planned Unit Development) Amendment (Zone Change):** A request to change the zoning designation pertaining to use for a property to be named the Bromley Park PUD 25th Amendment.
- Preliminary Plat:** A preliminary plan indicating the proposed layout of a subdivision (i.e., property boundaries, lots, right-of-ways and easements) to be named Brighton Crossing Filing No. 7.
- Summaries:** The first request is to change the zoning of the approximately 137.707 acre property to outline varying residential density and use, street cross sections, and architectural design standards.
- The second request is for approval of a Preliminary Plat for the same approximately 137.707 property to create lots for a variety of residential dwelling types and tracts for open space, drainage, and access.
- Location/Site Plan:** Generally located to the southeast of Thomas Donelson Park, southwest of the intersection of Longs Peak Street and N. 50th Avenue, and northeast of the intersection of N. 45th Avenue and E. Bridge Street. *See the reverse side for a vicinity map.*
- Approving/Reviewing Bodies:** The Planning Commission makes a recommendation to City Council on the zone change and approves or denies Preliminary Plat applications.
- Public Hearings:** **July 9, 2020 at 6:00 p.m.**
Virtual Meeting: Log-on and call-in information will be available with the meeting's agenda in the days leading into the meeting at <https://www.brightonco.gov/197/Planning-Commission>
- Each item will have its own Public Hearing and the public will be invited to speak on each item. Both video and phone participants will have the option to come forward to address the Planning Commission.
- Official Notice Publications:** June 17, 2020 edition of the Brighton Standard Blade.
- City Staff Project Manager:** Mike Tylka, AICP, Senior City Planner
(303) 655-2069
mtylka@brightonco.gov

[SEE THE REVERSE SIDE FOR MORE INFORMATION.]

Agent/Applicant: Sue Sibel, *Dewberry J3*
(720) 463-2966
ssibel@dewberry.com

Property Owner: Lisa Albers, *Brookfield Residential*
(303) 790-6321
Lisa.Albers@brookfieldpropertiesdevelopment.com

Additional Information: The review process allows the Planning Commission to determine the completeness of the applications and their adherence to City Code and policies. Full plans for review will be available on the City’s website with the posting of the Planning Commission’s Meeting Agenda in the days leading up to the meeting. The rezoning request and application will go to City Council after the Planning Commission hearing at a later date for a final decision. A Final Plat will be brought to the City Council at a later date as well if the Preliminary Plat is approved by the Planning Commission.

Please do not hesitate to contact me if you have any questions on these projects or if you are unable to attend the hearings but would like to submit comment into the record.

Best regards,

Mike Tylka, AICP
Senior City Planner
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Vicinity Map

