



Landscape Architecture • Planning • Entitlements

February 20, 2026

Dear Neighbor,

RE: Case Farms Zoning Amendment

On behalf of the ownership of Case Farms, we would like to introduce you to a proposed Zoning Amendment for the 234-acre Case Farms property located southwest of the intersection of Bromley Lane and 27th Avenue.

You are invited to join the VIRTUAL NEIGHBORHOOD MEETING conversation by logging on to our Zoom Meeting call on March 9, 2026 at 6:00 P.M. with the following link:

The meeting will ONLY be held virtually via the following link:

Join Zoom Meeting

<https://us06web.zoom.us/j/87129710435?pwd=gjCRZA5MJxy5GyYXtXO1twMa3lPQaa.1>

Call in Number: 17193594580

Meeting ID: 871 2971 0435

Passcode: 807877

(If you need this link emailed to you, please email khenry@henrydesigngroup.com)

The proposal is to amend the Case Farms P.U.D - 2nd Amendment that was approved in June of 2015. The proposal is to rezone the property to standard zone districts within the City of Brighton. The proposed zone districts include C-3 General Retail and Service at the northeast corner of the site; R-2-Mixed Density residential which will allow for a wide range of housing types including small lot single family detached, duplexes and townhomes; and R-3 - Multiple Family Residential which anticipates moderate-density townhomes, small apartments and garden apartments. The anticipated land uses remain similar in character of the existing zoning. The neighborhood will include a complete system of trails, open space, pocket parks and a centrally located neighborhood park.

The purpose of the meeting will be to discuss any comments or questions adjacent property owners may have about this proposed development. A presentation will be



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made by the applicant describing the Zoning Amendment. This will be followed by an opportunity for questions and answers.

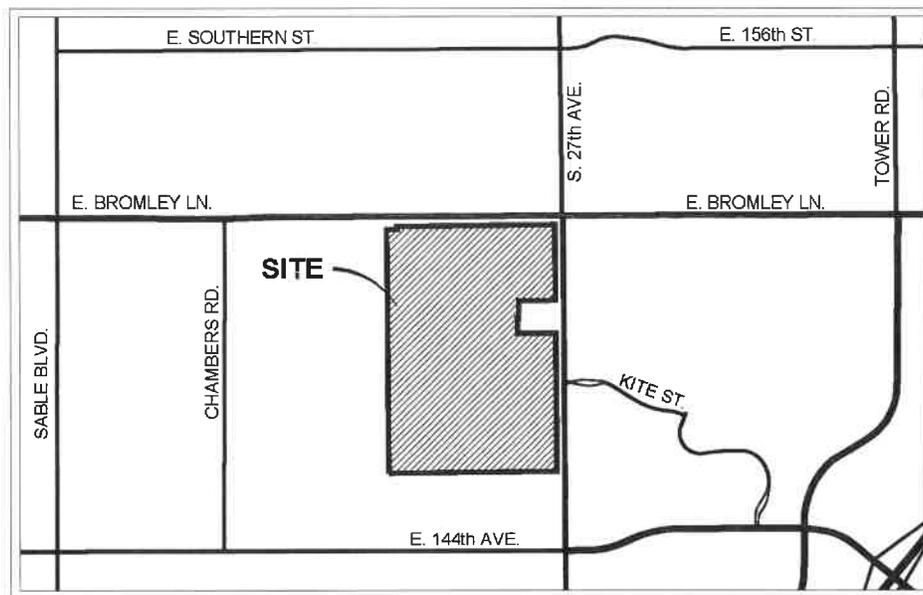
If you are unable to participate in this meeting, yet have specific comments or questions about this project, please submit comments to Clarke Carson at clarkecarlson@carlsonland.net or Jayci Carlson at jaycicarlson@carlsonland.net, the landowner before March 3, 2026.

Thank you for your time and we look forward to discussing this proposed Zoning Amendment with you further.

Respectfully,

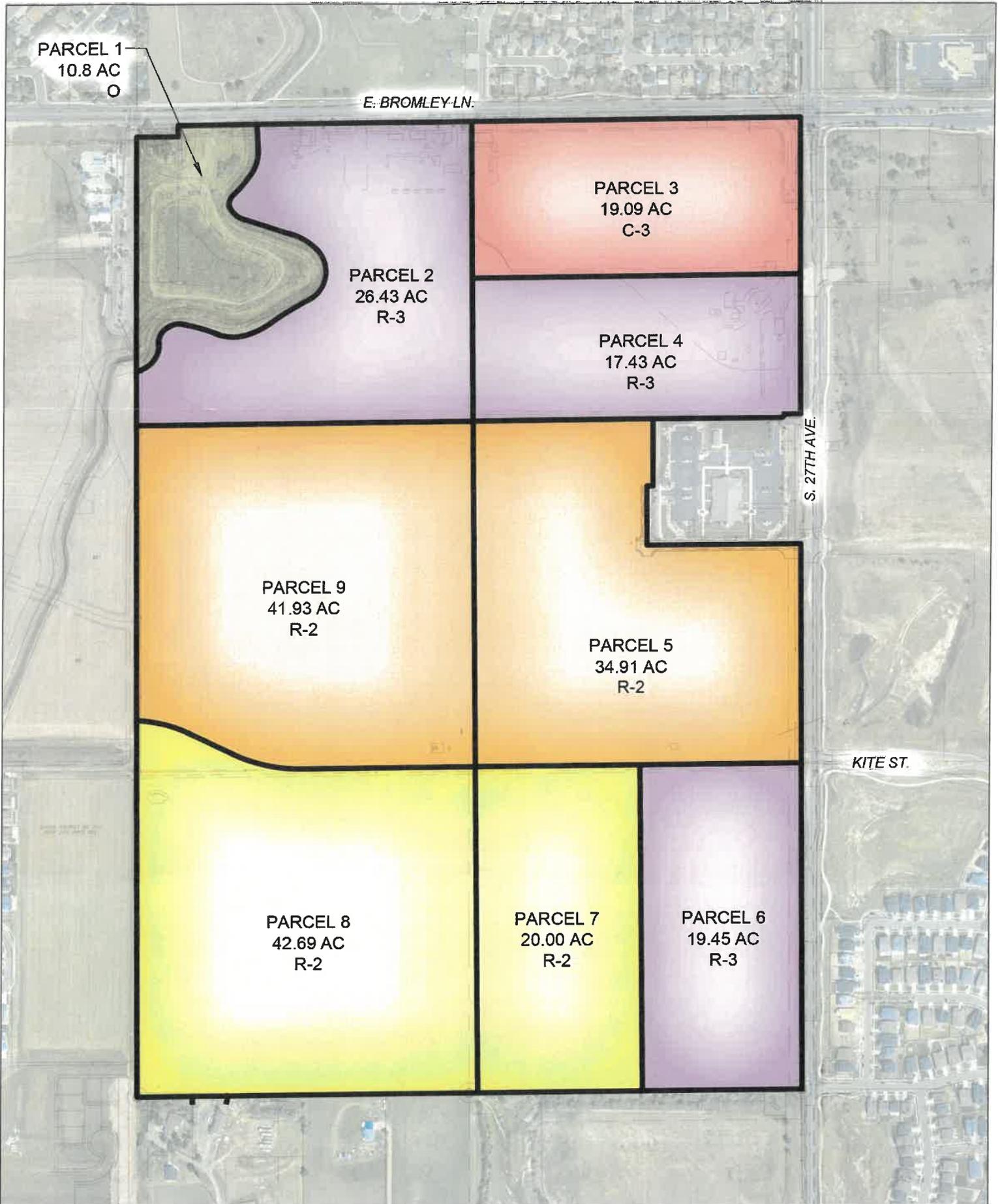
A handwritten signature in black ink that reads "Karen Henry". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Karen Henry, Principal
Henry Design Group, Inc.



VICINITY MAP





CASE FARMS - ZONING MAP AMENDMENT

