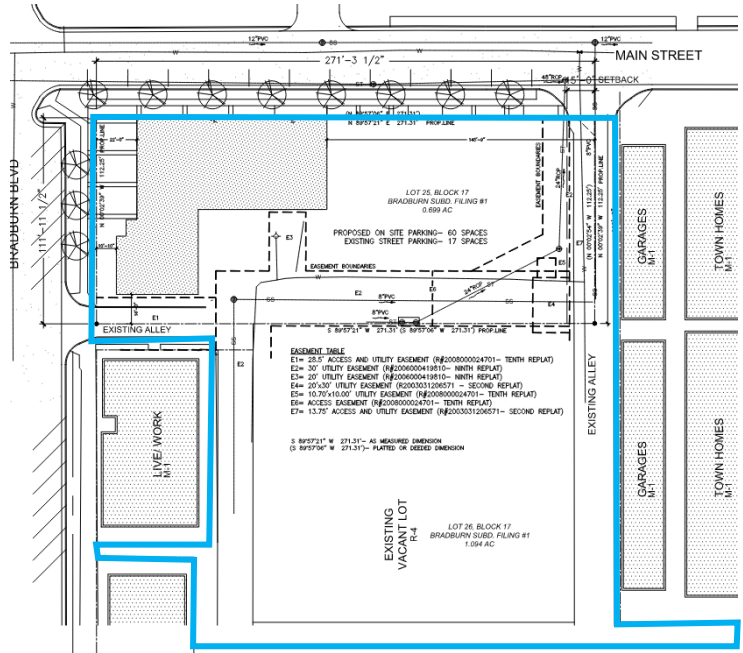


Bradburn Subdivision

Location: 4188 Main Street

eTRAKiT Project Number: PLN21-0141



Zoning: PLANNED UNIT DEVELOPMENT

Comprehensive Plan Designation: MIXED USE NEIGHBORHOOD DEVELOPMENT

https://maps.cityofwestminster.us/Images/CompPlan_PDFs/TMUND.pdf

Developer: <https://www.steelgenix.com/>

Project Description:

The property owner is requesting to add a building type to the Bradburn subdivision Preliminary Development Plan (PDP). Currently, the PDP allows for maximum four-story tall buildings within the Commercial District. The applicant is proposing a four-story mixed use building with commercial on the ground floor, residential condominiums on the second and third floors, office on the fourth floor, and a rooftop patio on the top of the building. The applicant is also proposing to build residential condominiums on the lot directly behind 4188 Main Street and increase the total number of units allowed in the Bradburn subdivision by nine.

(Please note, the site plan has not been approved by the City and is subject to change in future submittals and before approval.**)**

Public Hearing Required: A public hearing is required before Planning Commission and City Council per Section 11-5-9(B)(1) of the W.M.C.

Review Process Status: All necessary reviews have been completed for this application. A public hearing before the Planning Commission has been scheduled for June 13, 2023 and City Council for July 24, 2023. All scheduled hearing information can be found on the [City's Events Page](#).

If you have any questions or comments on the proposed development, you may enter them in the text box below or email the City planner listed below.

City Planner Contact Information:

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Developer Contact Information:

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<https://www.presencedesignpllc.com/our-team>