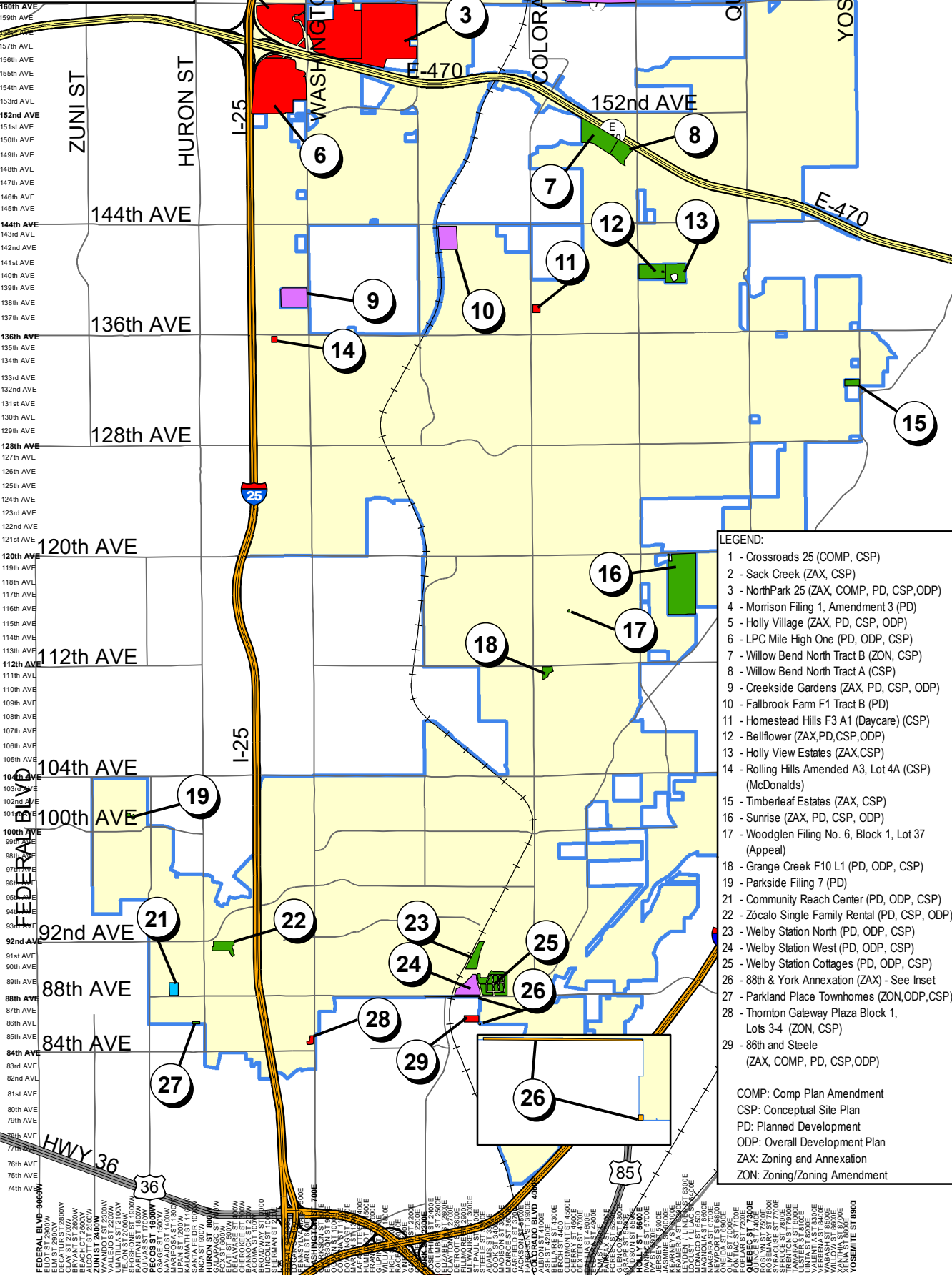


**Project Type:**

- Commercial
- Institutional
- Mixed Use
- City Infrastructure and ROW
- Residential



- LEGEND:**
- 1 - Crossroads 25 (COMP, CSP)
  - 2 - Sack Creek (ZAX, CSP)
  - 3 - NorthPark 25 (ZAX, COMP, PD, CSP, ODP)
  - 4 - Morrison Filing 1, Amendment 3 (PD)
  - 5 - Holly Village (ZAX, PD, CSP, ODP)
  - 6 - LPC Mile High One (PD, ODP, CSP)
  - 7 - Willow Bend North Tract B (ZON, CSP)
  - 8 - Willow Bend North Tract A (CSP)
  - 9 - Creekside Gardens (ZAX, PD, CSP, ODP)
  - 10 - Fallbrook Farm F1 Tract B (PD)
  - 11 - Homestead Hills F3 A1 (Daycare) (CSP)
  - 12 - Bellflower (ZAX, PD, CSP, ODP)
  - 13 - Holly View Estates (ZAX, CSP)
  - 14 - Rolling Hills Amended A3, Lot 4A (CSP) (McDonalds)
  - 15 - Timberleaf Estates (ZAX, CSP)
  - 16 - Sunrise (ZAX, PD, CSP, ODP)
  - 17 - Woodglen Filing No. 6, Block 1, Lot 37 (Appeal)
  - 18 - Grange Creek F10 L1 (PD, ODP, CSP)
  - 19 - Parkside Filing 7 (PD)
  - 21 - Community Reach Center (PD, ODP, CSP)
  - 22 - Zocalo Single Family Rental (PD, CSP, ODP)
  - 23 - Welby Station North (PD, ODP, CSP)
  - 24 - Welby Station West (PD, ODP, CSP)
  - 25 - Welby Station Cottages (PD, ODP, CSP)
  - 26 - 88th & York Annexation (ZAX) - See Inset
  - 27 - Parkland Place Townhomes (ZON, ODP, CSP)
  - 28 - Thornton Gateway Plaza Block 1, Lots 3-4 (ZON, CSP)
  - 29 - 86th and Steele (ZAX, COMP, PD, CSP, ODP)
- COMP: Comp Plan Amendment  
 CSP: Conceptual Site Plan  
 PD: Planned Development  
 ODP: Overall Development Plan  
 ZAX: Zoning and Annexation  
 ZON: Zoning/Zoning Amendment



1 in = 6,563 feet

**City of Thornton**  
 9500 Civic Center Drive, Thornton, Colorado 80229. (303) 538-7295  
**Quasi-Judicial Applications**  
 as of March 17th, 2023

**GIS DATA DISCLAIMER**

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## QUASI-JUDICIAL APPLICATION SUMMARIES

### 1) Crossroads 25 (160th and Washington)

Application: Comprehensive Plan Amendment (COMP), Conceptual Site Plan (CSP)

Applicant: Creation Equity (Jagger Everett)

Property Owner: Thornco Land Holdings LLC (Todd Swirczek)

Address/General Area/Property size: The proposal encompasses a parcel of land equaling approximately 82 acres. The site is located at the southwest corner of E 160<sup>th</sup> Avenue and Washington Street.

Proposal: The applicant is requesting approval of a Comprehensive Plan Amendment and CSP to develop the site with six industrial buildings and one office structure. The Comprehensive Plan Amendment proposes to change the future land use designation for a portion of the property from Employment Center (EC) to Employment Center – Warehousing Overlay (EC-W) in order to allow more dock doors to be installed on the largest building, which would be located on the southeast side of the property. The subject site has not been previously developed and based on the size of the property the project is planned to be phased. The proposed office would be 60,000 square feet in size and located on the northeast corner of the site, while the six industrial buildings would be situated to the south and west of the office and occupy a total of 1,090,248 square feet.

### 2) Sack Creek

Application: Annexation, Zoning (BP), Conceptual Site Plan (CSP)

Applicant: Scannell Properties, LLC (Noam Newman)

Property Owners: Robert J Harmoush Trust (Robert Harmoush), 1800 Jackson, LLC (Philip Day) and ELV Ltd. (Dan Pergola)

Address/General Area/Property Size: 15770 / 15800 / 15850 Washington Street and 1300 East 160th Avenue, located on the east side of Washington Street between East 160th Avenue and E-470. The property is approximately 121.6 acres.

Proposal: A portion of the subject property is located outside of the City limits, necessitating annexation and zoning. The applicant is requesting Business Park (BP) zoning with the annexation and for the balance of the property. The requested zoning will allow industrial, and warehouse uses, as well as numerous institutional, retail and office uses. The proposed CSP shows six warehouse / industrial buildings, one of which is close to 500,000 square feet in size. The Future Land Use Plan shows the site as Employment Center – Warehousing Overlay.

### 3) NorthPark 25

Application: Annexation, Zoning (PD), Comprehensive Plan Amendment (COMP) and Conceptual Site Plan (CSP)

Applicant: Clarion Partners - Payson L. MacWilliam

Property Owners: LMB Capital Partners, LLC - Larry Gayeski

Address/General Area/Property Size: Southwest corner of E. 160th Avenue and York Street / 15555, 15575, and 15791 York St. as well as a smaller area south of E-470. The larger area is approximately 166.5 acres and the smaller piece is approximately 9.5 acres.

Proposal: The subject property is located outside of the City limits, adjacent to the Cundall Farms residential subdivision and the future Fire Station No. 7. The applicant is requesting Planned Development (PD) zoning with the annexation and a Comprehensive Plan Future Land Use Map designation change from Mixed Residential Neighborhoods (MRN) and Employment Center to Employment Center-Warehousing Overlay. The requested zoning proposes to allow numerous industrial, commercial; retail and warehouse uses. The proposal includes a detailed CSP for the warehouse and industrial uses. The proposed CSP shows access points and right-of-way improvements, circulation, architecture and landscaping for each pad site within the main industrial / warehouse area. Commercial areas along York Street are indicated but not shown in detail.

#### **4) Morrison Development**

Application: Overall Development Plan/Conceptual Site Plan (ODP/CSP) Amendment

Applicant: Lennar Colorado, LLC

Property Owner: Lennar Colorado, LLC

Address/General Area/Property size: Approximately 2.5 acres of platted right-of-way, Steele Street, located on the eastern edge of the Morrison Subdivision and 1 acre of platted right-of-way, East 161st Avenue connecting Milwaukee Way to the southern end of Steele Street. The Morrison Subdivision is located on the northeast corner of Colorado Highway 7 and York Street.

Proposal: The applicant is proposing to amend the ODP/CSP to remove the approved and platted Steele Street right-of-way on the eastern boundary of the Morrison Subdivision and modify a portion of East 161st Avenue right-of-way within the Morrison Subdivision. The right-of-way of Steele Street will be converted to a greenbelt landscape tract. The right-of-way of East 161st Avenue will be modified to create a paved access drive to adjacent off-site well sites to the east of the Morrison subdivision. There aren't any residential lots facing the existing streets and the proposed change will not impact any lots or change the number of residential lots within the subdivision.

#### **5) Holly Village**

Application: Annexation and Zoning (PD)

Applicant: Norris Design & Boulder Creek Neighborhoods

Property Owner: Northern Hills Christian Church, Northern Hills 70 LLC, & Debra Harding

Address/General Area/Property size: Northwest of Holly Street & 160th Avenue

Proposal: The applicant is requesting approval of an Annexation and Zoning application for five parcels, approximately 141 acres located northwest of Holly Street and 160th Avenue. The proposal includes the proposed zoning of the properties to Planned Development. The proposal includes 97 acres of residential development, consisting of a maximum of 590 single-family detached and single-family attached homes, 25 acres of proposed retail in a commercial center, and the inclusion of the existing church development. Required public improvements are also proposed as part of the development including water and sewer utilities, storm water detention, and landscaping.

## **6) LPC Mile High One**

Application: Zoning (PD) and Conceptual Site Plan (CSP)

Applicant: Brad Cushard (Logistics Property Company, LLC)

Property Owner: Myron Goldstein, Sonia Danielsen (Sands Partners LLC)

Address/General Area/Property size: The proposal encompasses three parcels of land which equal approximately 125 acres and is located on the southeast corner of I-25 and E-470.

Proposal: The applicant is requesting approval of a Zoning Amendment to Employment Center and a Conceptual Site Plan which proposes to subdivide the property into three lots and one Tract. The site is currently zoned PD, although, it has not been subdivided within the City of Thornton and is currently vacant. The applicant is proposing to develop 6 industrial buildings equaling approximately 1,300,000 square feet as well as associated site improvements. Access to the site is proposed to be provided on Washington Street to the east and the proposed buildings are intended to be used for warehousing, distribution, manufacturing, and similar industrial uses. The PD Zoning Amendment includes an associated Overall Development Plan and Planned Development Standards which contain a unique list of allowed uses and development standards.

## **7) Willow Bend North Tract B (formerly Willow Bed West)**

Application: Zoning Amendment (Z) & Conceptual Site Plan (CSP)

Applicant: Davis Development (Lance Chernow)

Property Owner: Willow Bend, Inc. (Richard Karlson)

Address/General Area/Property size: The proposal encompasses one vacant lot that has not been previously subdivided within the City of Thornton. The lot equals approximately 50-acres and is generally located on the northwest corner of Holly Street and Signal Ditch Parkway, directly south of E-470.

Proposal: The applicant is requesting approval of a Zoning Amendment and CSP to develop multifamily buildings on approximately 21-acres of the property. The proposal is the second phase of an existing CSP application which proposes to develop multifamily buildings on 16-acres of the property, located directly to the east of this proposal. The proposed CSP includes limited detail for the remaining property to the west, which is subject to Council approval of an additional CSP prior to development. The CSP includes 355 multifamily units which provides a density of approximately 17 dwelling-units per acre. The lot currently has a zoning designation of Single Family Attached and Multifamily. The Zoning Amendment proposes to change the Single Family Attached designation to Multifamily. The proposed Zoning Amendment is consistent with the Comprehensive Plan's Future Land Use Designation of Mixed Residential Neighborhoods.

## **8) Willow Bend North Tract A**

Application: Conceptual Site Plan (CSP)

Applicant: Davis Development (Lance Chernow)

Property Owner: Willow Bend, Inc. (Richard Karlson)

Address/General Area/Property size: The proposal encompasses one vacant that has not been previously subdivided within the City of Thornton. The lot equals approximately 50-acres and is generally located on the northwest corner of Holly Street and Signal Ditch Parkway, directly south of E-470.

Proposal: The applicant is requesting approval of a CSP to develop a multifamily building on 16-acres of the property. The CSP includes limited detail for the remaining 34-acres of the site and Council approval of future CSPs will be required prior to developed. The multifamily proposal includes 274 units which provides a density of approximately 17 dwelling-units per acre. The lot currently has a zoning designation of Multifamily and Single-Family Attached, and the proposed multifamily use is a use permitted by right.

## **9) Creekside Gardens**

Application: Annexation, Zoning (PD), Conceptual Site Plan (CSP)

Applicant: Evergreen Development - Tina Hippeli

Property Owner: Isabelle Estates, Inc. – Byron R. Chrisman

Address/General Area/Property size: The proposal encompasses one parcel equaling approximately 26 acres in size. The property is generally located on the southwest corner of Washington Street and E. 140<sup>th</sup> Avenue, adjacent to Denver Premium Outlets.

Proposal: The applicant is requesting approval of an Annexation, Zoning Amendment, and Conceptual Site Plan (CSP) which proposes to zone the subject property to Planned Development (PD) in order to support a mixed-use development. The application includes PD Standards, an Overall Development Plan, and a CSP. The proposed development includes a mix of uses including approximately 500 multi-family residential units and commercial.

## **10) Fallbrook Farm Filing 1 Tract B**

Application: Zoning Amendment and Conceptual Site Plan/Overall Development Plan (CSP/ODP)

Applicant: Cushing Terrell

Property Owner: Archdiocese of Denver

Address/General Area/Property size: Southwest corner of E. 144th Avenue and Detroit Street

Proposal: The applicant is requesting approval of a Zoning amendment to the Planned Development and a CSP/ODP to allow for additional land uses within the development of Tract B of the Fallbrook Farms subdivision. The property is an approximately 23-acre vacant site located at the southwest corner of East 144th Avenue and Detroit Street. The property is currently zoned Planned Development and designated for Church/School land uses. The proposed development of Tract B is for a church campus, mixed-residential, and commercial uses. Required public improvements are also proposed as part of the development including traffic and roadway infrastructure, water and sewer utilities, storm water detention, and landscaping.

## **11) Homestead Hills F3 A1 (New Horizon Academy Daycare) (CSP)**

Application: Conceptual Site Plan application request to allow the development of a two-lot commercial development containing a daycare and another unspecified commercial use.

Applicant: New Horizon Academy

Property Owners: Carlson Associates, Inc.

Property Location/Size: Northeast corner of East 138<sup>th</sup> Avenue and Colorado Boulevard / 13802 Colorado Boulevard / the property is approximately 2.98 acres.

Proposal: The property is zoned Planned Development (PD) and a daycare is a use by right in that zone district. This proposal is to split the existing lot into two lots for the development of a Horizon Academy daycare as well as another unspecified commercial use. The PD zoning allows uses similar to the uses found in the Neighborhood Services (NS) zoning district with a specific provision prohibiting sexually oriented businesses and marijuana sales or grow facilities. The CSP shows the site plan and landscaping for the project, and architecture for the daycare. The unspecified use on the second lot will be required to be constructed with architecture, materials and colors that are compatible with the daycare. The Future Land Use Plan shows the site as Commercial. No changes are proposed to the Future Land Use Plan or the zoning.

### **12) Bellflower**

Application: Annexation, Zoning (PD), Overall Development Plan / Conceptual Site Plan (ODP/CSP)

Applicant: Boulder Creek Residential

Property Owner: Matthew Sanchez

Address/General Area/Property size: Generally located east of Holly Street and north of East 140<sup>th</sup> Avenue. The property is approximately 18.9 acres.

Proposal: The applicant is proposing an Annexation, Zoning, and a CSP for approximately 18.9 acres of land for a residential development consisting of single-family detached patio homes. A total of 72 units are proposed for the property with a density of 3.86 dwelling units per acre (du/acre). Surrounding land uses include single-family detached homes, agricultural uses, and vacant land. Two full-movement access points are proposed; with southern access from East 140<sup>th</sup> Ave and northern access from Ivy Court. The development will have two parks connected by a landscaped walking path. The eastern park will include two pickle ball courts and a landscaped seating area. The lower park will include outdoor cooking areas, community gardens, shade structures and a terraced open space. The development will be responsible for public infrastructure including roadway improvements, water and sewer utilities, park/open space, and landscaping. The proposed zoning designation is Planned Development and the Future Land Use Designation is Single-Family Neighborhood, with a corresponding density range of 1-8 DU/acre.

### **13) Holly View Estates**

Application: Annexation, Zoning (SFD), and Conceptual Site Plan (CSP) applications for a future single family residential development located east of Holly Street between East 139<sup>th</sup> Avenue and East 141<sup>st</sup> Avenue.

Applicant: George & Associates Consulting Engineers

Property Owners: Holly Street Ventures LLC and D&A Forever LLC

Address/General Area/Property Size: Located east of Holly Street between East 139th Avenue and East 141st Avenue and between Kearney Street and Locust Street. The property is situated between the Holly Hills Estates and the Springvale subdivisions and is approximately 17 acres.

Proposal: The applicant is requesting annexation and Single Family Detached (SFD) zoning as well as a Conceptual Site Plan (CSP) in order to develop the property with 17 residential lots. The proposed CSP shows proposed access to the site from East 140th Avenue within the Springvale subdivision. The proposal excludes a two-acre existing home site in the middle of the proposed development. The Future Land Use Plan shows the site as Single-Family neighborhoods.

#### **14) Rolling Hills Amended A3, Lot 4A (McDonalds)**

Application: Conceptual Site Plan (CSP)

Applicant: Strategic Land Solutions, (Robert Palmer)

Property Owner: 136 Joint Venture C/O Park Land (Tanya Alpert)

Address/General Area/Property size: 150 E 136<sup>th</sup> Ave., Thornton CO, 80241 - The proposal encompasses one vacant lot equaling approximately 1.68-acres of land. The site is generally located east of I-25, at the southeast corner of 136<sup>th</sup> Ave and Lincoln St.

Proposal: The applicant is requesting approval of a Conceptual Site Plan (CSP) which proposes to develop a new single-story McDonald's restaurant with drive through. The site is zoned Planned Development and the proposed restaurant is a use by right within the Rolling Hills Lots 4A and 7A Planned Development Standards. The building will be 4,365 square feet and 38 parking stalls will be provided on the site.

#### **15) Timberleaf Estates**

Application: Annexation, Zoning (SFD) and Conceptual Site Plan (CSP)

Applicant: DSS Properties – Doug Small

Property Owners: Douglas and Hedy Small

Address/General Area/Property Size: 13251 Yosemite Street. The property is approximately 5 acres.

Proposal: The applicant is requesting Single-Family Detached (SFD) zoning with this annexation. The requested zoning will allow up to five dwelling units per acre (du/acre). The proposed CSP shows 18 dwelling units resulting in a density of 3.8 du/acre and proposes to utilize the existing right-of-way stubbed into the west side of the property in the Timberleaf subdivision. The Future Land Use Plan shows the site as Single-Family Neighborhoods (SFN).

#### **16) Sunrise**

Application: Annexation, Zoning (PD), Overall Development Plan / Conceptual Site Plan (ODP/CSP)

Applicant: Carlson Associates

Property Owner: iHeartMedia + Entertainment, Inc.

Address/General Area/Property size: South of E. 120th Avenue and east of Holly Street

Proposal: The applicant is requesting approval of an Annexation, Zoning Amendment and Overall Development Plan/Conceptual Site Plan to incorporate the property into the City's boundaries allowing the development of a single-family detached residential project on approximately 85 acres of unincorporated land generally located south of E. 120th Avenue and east of Holly Street. 203 single-family detached units are proposed for an approximate density of 2.3 dwelling units per acre (du/ac). The land is currently vacant/unimproved with the exception of four iHeartMedia radio towers that currently exist on site. A 335-foot buffer is proposed around the base of each tower, and homes will be situated outside of the buffer area. Fencing and landscaping will be provided to delineate the tower buffer/setback and to provide more natural and attractive separation.

Two points of access are proposed on E. 120th Avenue with two additional accesses to adjacent subdivisions – Mayfield to the east and Skylake Ranch to the west. Sidewalks and trail connections will be provided within the development and to existing off-site sidewalks and trails.

Planned Development zoning designation is proposed for the project. The Comprehensive Plan's Future Land Use Map currently designates the property as Single Family Neighborhoods with a corresponding density range of 1-8 du/ac.

### **17) Woodglen Filing No. 6, Block 1, Lot 37**

Application: Variance Appeal

Applicant: Christine Umble

Property Owner: Christine and Carl Umble

Address/General Area/Property size: The property is a 9,000 square-foot in size and is generally located, northwest of the Colorado Boulevard and East 112<sup>th</sup> Avenue intersection (11597 Ash Circle).

Proposal: The applicant (Christine Umble) is appealing the decision of the Development Permits and Appeals Board (DPAB) to deny the request for a variance regarding the location and installation method of artificial turf previously installed in the front yard of their residence located at 11597 Ash Circle. The Code does not allow artificial turf in the front yard of a single-family residence. Further, the installation of the turf was not done in compliance with the Code as the turf was installed without the required 3-foot minimum perimeter landscape buffer along the edge of the turf.

### **18) Grange Creek F10 L1**

Application: Zoning (PD), Overall Development Plan / Conceptual Site Plan (ODP/CSP)

Applicant: Remington Homes (Guillaume Pouchot) represented by KT Engineering (Ken Toland)

Property Owner: Midwest Building Professionals, LLC (Chuck Haag)

Address/General Area/Property size: 11155 Birch Drive - The proposal encompasses a parcel of land equaling approximately 4.95 acres. The site is generally located at the southwest corner of E 112<sup>th</sup> Avenue and Birch Drive/E 110<sup>th</sup> Avenue.

Proposal: The applicant is requesting Planned Development (PD) zoning and a corresponding Overall Development Plan / Conceptual Site Plan (ODP/CSP) to develop the site with 80 alley loaded townhouse units. The site currently contains a vacant structure that was previously utilized a church and a large baseball field,



which would be demolished. The proposed townhomes will be three stories and consist of two distinct unit sizes of approximately 2,000 square feet and 1,200 square feet. Although the existing Single-Family Attached (SFA) zoning would allow for the proposed use, a Planned Development Zoning is being pursued to reduce the minimum lot size and increase the maximum dwelling unit density. In exchange, the applicant is proposing to provide more than double the minimum landscape requirement.

### **19) Parkside Filing 7**

Application: PD Zoning Amendment with an associated Overall Development Plan/Conceptual Site Plan (ODP/CSP) and PD Standards

Applicant: Hope Homes

Property Owner: Peter Austin and Michael Oleasz, 1802 W. 102nd Ave., Denver, CO 80260

Address/General Area/Property size: Approximately 1.5 acres south of W. 102nd Avenue and west of Quivas Street

Proposal: The applicant requests approval of a PD Zoning Amendment for a residential development generally located south of W. 102nd Avenue and west of Quivas Street. The PD Zoning Amendment and associated ODP/CSP would allow 11 townhome units within the Parkside residential community. One 3-unit and two 4-unit buildings are proposed along with other site improvements including parking, landscaping, and utilities. Access to the site is proposed on W. 102nd Avenue.

### **21) Community Reach Center**

Application: Zoning (PD), Overall Development Plan / Conceptual Site Plan (ODP/CSP)

Applicant: Community Reach Center Foundation Inc. (Rick Doucet)

Property Owner: Community Reach Center Foundation Inc. (Rick Doucet)

Address/General Area/Property size: 8801 Lipan Street - The proposal encompasses a parcel of land equaling approximately 5.9 acres. The site is generally located at the northwest corner of W 88<sup>th</sup> Avenue and Lipan Street.

Proposal: The applicant is requesting Planned Development (PD) zoning and a corresponding Overall Development Plan / Conceptual Site Plan (ODP/CSP) to utilize the existing building for the operation of a shelter for displaced youth. The recently remodeled building will contain ten (10) beds for youth between the ages of 12 and 18. The shelter will not be a locked facility but will be staffed around the clock and is only intended for short-term stays. The PD zoning is being proposed because the shelter use does not clearly fall under any existing land use designations. The building was most recently utilized as a mental health facility and no exterior structural or site changes are proposed at this time.

### **22) Zócalo Single Family Rental**

Application: Zoning (PD) and Overall Development Plan/Conceptual Site Plan (CSP/ODP)

Applicant: Zocalo Single Family Rental, LLC

Property Owner: Brookside Associates, Ltd.

Address/General Area/Property Size: 475.1 W. 91st Ave. Located on the south side of Thornton Parkway between Huron St and the Niver Creek. The property is approximately 11.5 acres.

Proposal: The applicant is requesting to rezone the property from City Center (CC) to Planned Development (PD) in order to develop the property with various residential unit types in conformance with the Comprehensive Plan Future Land Use Map designation of Mixed Residential Neighborhoods. The proposed CSP shows 131 detached, duplex, and attached units that will be built as rental products, resulting in a density of approximately 12 dwelling units per acre (du/acre). The plan also proposes to use a small part of the adjacent city owned land for a private access road, which would also provide access to the city parcel. Most of the units are alley loaded and front onto green courts rather than streets. The proposal includes a clubhouse amenity with a swimming pool and sports courts, as well as a connection to the Niver Creek trail.

### **23) Welby Station North**

Application: Zoning (PD), including PD Standards and an Overall Development Plan/Conceptual Site Plan (ODP/CSP)

Applicant: DHI Communities – Brandon Hoch

Property owner: Klein Holdings LLC – Jamie Klein (Klein Trucking)

Address/General Area/Property Size: The property is located at 9101, 9151, and 9161 Welby Road, near the northwest corner of Beechwood Drive and Welby Road. The property is approximately 12.26 acres. The site does not include the existing La Cascada building and associated land located at the northwest corner of Welby Road and the RTD parking lot entry.

Proposal: The applicant is requesting PD zoning for this property located adjacent to the Original Thornton at 88th Station in order to provide townhomes on a single lot without allowing for multifamily development and to closely control uses and setbacks, as well as other aspects of the proposal. The requested zoning will allow townhomes, a private recreation center and various accessory uses. The proposed CSP shows access points and right-of-way improvements, as well as internal circulation, architecture and landscaping for the site. The Future Land Use Plan shows the site as Transit Oriented Development, and the Station Area Master Plan shows the area as both high density residential (25-40 dwelling units per acre) and lower density residential (SFD/SFA at 8-12 dwelling units per acre). The applicants states that the area closest to the station is not conducive to high density residential and are proposing their neighborhood amenity and detention pond in that area. The proposed residential density is 10.7 dwelling units per acre with a total of 131 units.

### **24) Welby Station West**

Application: Zoning (PD) with PD Standards and Overall Development Plan/Conceptual Site Plan (ODP/CSP)

Applicant: McWhinney Real Estate Services – Don Larsen

Property Owners: Westside Welby, LLC – Andrew Klein

Address / General Area / Property Size: 8950 Welby Road / Northwest corner of E. 88<sup>th</sup> Avenue and Welby Road /approximately 17 acres

Proposal: The applicant is proposing to amend the PD zoning and CSP for the west part of the Welby Station Subdivision. The existing approval allows up to 666 multifamily dwelling units for a maximum residential density of 50 dwelling units per acre with reduced parking requirements due to the proximity to the Original Thornton

at 88<sup>th</sup> Station. The original zoning also anticipated up to 65,000 square feet of non-residential uses and 39,000 square feet for educational uses.

The new proposal includes 416 multifamily dwelling units resulting in a residential density of approximately 25 dwelling units per acre within 13 three and four-story buildings and five two-story carriage style buildings. A Clubhouse amenity is proposed as well as two commercial buildings along Welby Road providing approximately 1,000 gross square feet of commercial space.

## **25) Welby Station Cottages**

Application: Zoning (PD) with PD Standards and Overall Development Plan/ Conceptual Site Plan (ODP/CSP)

Applicant: Boulder Creek Welby Station, LLC – Mike Cooper

Property Owners: Westside Welby, LLC – Andrew Klein

Address / General Area / Property Size: 8812 Welby Road / Northeast corner of E. 88<sup>th</sup> Avenue and Welby Road / approximately 31.6 acres

Proposal: The applicant is proposing to amend the PD zoning and CSP for the east part of the Welby Station Subdivision. The existing approval allows up to 263 dwelling units as both attached and detached homes. The existing subdivision plat shows 174 total units on 154 lots, 89 detached home lots and 65 attached home lots (townhomes). A maximum of twenty carriage house units, which are considered to be Accessory Dwelling Units, are included in the approval.

The new proposal includes 180 detached homes and 43 townhomes. The proposal revises the street layout and proposes to use two tracts that were originally slated for a park and a mixed-use development.

## **26) 88th & York Road Annexation**

Application: Annexation and Zoning (Development Reserve)

Applicant: City of Thornton / Rachelle Plas

Property Owners: Adams County, City of Thornton and RTD

Address/General Area/Property size: East 88<sup>th</sup> Avenue between York Street and Steele Street / 2.174 acres

Proposal: The City's Infrastructure division is requesting to annex the south half of East 88<sup>th</sup> Avenue from York Street to Steele Street and the west half of the intersection of Steele Street and East 86<sup>th</sup> Avenue. The purpose of the annexation of East 88<sup>th</sup> Avenue is to construct new sludge line and replace some sanitary sewer. The Steele Street intersection annexation request is in response to an Adams County request.

## **27) Parkland Place Townhomes Tract B**

Application: Zoning (MF), Conceptual Site Plan (CSP)

Applicant: Wahid Enayat on behalf of Premium Group Properties, LLC

Property Owner: Premium Group Properties, LLC

Address/General Area/Property size: 900 Milky Way - The proposal encompasses a tract of land equaling approximately 1.01 acres. The site is generally located west of Huron Street and south of Milky Way.

Proposal: The applicant is requesting approval of a Zoning Amendment and CSP to develop the site with sixteen alley loaded townhouse units. The Zoning Amendment proposes to change the zoning of the property from Community Retail (CR) to Multifamily (MF) in order to allow for a residential development. The subject site was previously developed, but currently contains only pavement and landscaping. The proposed townhomes would occupy three buildings, each three stories tall and with a minimum floor area of 1,441 square feet per unit.

## **28) Thornton Gateway Plaza Block 1, Lots 3-4**

Application: Zoning (CR) and Conceptual Site Plan (CSP)

Applicant: H.C. Klover Architect (Henry Klover)

Property Owner: Washington Village, LLC

Address/General Area/Property size: The proposal encompasses two parcels equaling approximately 2 acres within the Thornton Gateway Plaza subdivision. These properties are generally located on the southwest corner of Washington Street and East 85th Avenue.

Proposal: The applicant is requesting approval of a Zoning Amendment and Conceptual Site Plan for lot 3 and 4 of the Thornton Gateway Plaza subdivision. The Zoning Amendment proposes to change the existing zoning from Community Retail and Regional Commercial to entirely Community Retail in order to rectify an existing zoning discrepancy and to be more consistent with the City's Comprehensive Plan. The proposed Conceptual Site Plan would allow a future subdivision to merge the two lots and allow for the development of an approximately 2,000 square-foot restaurant with a drive-through service.

## **29) 86<sup>th</sup> and Steele**

Application: Annexation, Zoning (PD), Comprehensive Plan Amendment (COMP), and Overall Development Plan/Conceptual Site Plan (ODP/CSP)

Applicant: Baseline (Andrew Baker, AICP)

Property Owner: BCB Colorado, LLC (Brandon Becker)

Address/General Area/Property size: The proposal encompasses one vacant lot equaling approximately 5-acres which is currently used for outdoor storage within unincorporated Adams County. The lot is generally located on the northwest corner of E. 86th Avenue and Steele Street and is adjacent to the southernmost boundary of the City.

Proposal: The applicant is requesting approval of an Annexation, Zoning Amendment, Comprehensive Plan Amendment, and Conceptual Site Plan to incorporate the property into the City's boundaries with a Planned Development zoning designation, allowing the development of two industrial buildings equaling approximately 40,000 square feet. The uses proposed include industrial-inside warehouse, office, and outdoor storage. The Planned Development zoning designation is also proposed to allow uses outlined in the Business Park zoning designation. An amendment to the City's Comprehensive Plan is required as the property is currently not

included in the boundaries of the future land use map. The proposal includes Planned Development Standards as well as an Overall Development Plan and Conceptual Site Plan.

**Note: These referenced projects are quasi-judicial applications. As such, you are advised to limit your contact with the applicant and the public until the applications can be considered at a public hearing, whenever that may be. This specific proposal may change without further notice subject to the review by City staff unless the changes are deemed by staff to be significant, in which case Council will be advised.**