



LEGEND:

- 1 - 15000/15045 Washington St (ZAX, ODP/CSP)
- 2 - Rehfeld (ZAX)
- 3 - 144th and Colorado (Kairoi) (ZAX)
- 4 - Bellflower (ZAX, PD, ODP/CSP)
- 5 - 152nd & Washington ROW (ZAX)
- 9 - Creekside Gardens (ZAX, PD, ODP/CSP)
- 10 - Welby Station Pointe Grand (ZON)
- 14 - Dodge Ranch L1 (ZON)
- 16 - Sunrise (ZAX, PD, MD, ODP/CSP)
- 19 - Parkside Filing 7 (PD)

COMP: Comp Plan Amendment
 CSP: Conceptual Site Plan
 MD: Metro District
 PD: Planned Development
 ODP: Overall Development Plan
 ZAX: Zoning and Annexation
 ZON: Zoning/Zoning Amendment

CITY OF THORNTON GIS DATA DISCLAIMER

This map is representational only, and does not determine exact locations or boundaries of any utilities, districts, or properties. It is not intended to be relied upon for any legal descriptions or other land use documents.

0 0.6 1.2 1.8 Miles

9500 Civic Center Drive, Thornton, CO 80229-4326

Project Types

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

QUASI-JUDICIAL APPLICATION SUMMARIES

1) 15000/15045 Washington Street

Application Submittal: August 28, 2024

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

Applicant: Terra Partners, LLC (Cory Furst), cfurst@terrapartnersco.com, (303) 630-9537

Property Owner: Waynes Way LLC, Barry and Deborah Dodd

Address/General Area/Property size: 15000/15045 Washington Street, located on the west side of Washington St between E 148th Avenue and East 152nd Parkway, encompassing two parcels of land equaling approximately 4.94 acres.

Proposal: The applicant is requesting to annex the subject properties for the purpose of constructing a single-story approximately 61,800 square-foot flex warehouse and a four-story 128,860 square-foot indoor mini warehouse building. The proposed zoning for the properties will be Planned Development (PD).

Planner Contact: Ellie Sobey, Senior Planner, Ellie.Sobey@ThorntonCO.gov, 303-538-7438

2) Rehfeld

Application Submittal: November 14, 2025

Application: Annexation and Zoning (GC/RM)

Applicant: Roger Hollard, rghollard@gmail.com, 303-726-2147

Property Owner: Stratus Amber Creek, LLC

Address/General Area/Property size: The subject site consists of four parcels of land (0157302010001, 0157302010002, 0157302010003, and 0157302400004) generally located east of Highway 7 between East 164th Avenue and East 162nd Avenue, approximately 35 acres total.

Proposal: The applicant is requesting approval of an annexation and zoning application. The proposal includes zoning the subject property to the Residential Mid Density (RM) district for the purpose of developing 158 single-family attached residential units and zoning approximately 4.5 acres of land to the General Commercial (GC) district for commercial development.

The RM and GC zoning designations are proposed for the project. The Comprehensive Plan's Future Land Use Map currently designates the property as Mixed-Use Neighborhoods with a corresponding density range of 5-18 du/ac, along with required small-scale commercial.

Planner Contact: Ellie Sobey, Senior Planner, Ellie.Sobey@ThorntonCO.gov, 303-538-7438

3) 144th and Colorado (Kairoi)

Application Submittal: May 1, 2026

Application: Annexation & Zoning Amendment

Applicant: Kairoi Properties, LLC (Nick File), nfile@kairoi.com, 817-899-0806

Property Owner: Rilong Li & The Donald P and Maxine A James Trust

Address/General Area/Property Size: The subject site is composed of two parcels (0157324000010 & 0157324100001) of land generally located at the southwest corner of the intersection of East 144th Avenue and Colorado Boulevard.

Proposal: The applicant is requesting to annex two parcels of land and establish Residential High Density (RH) zoning on approximately 42 acres. The applicant plans to develop multifamily residential and individually platted two-story attached housing units, as well as a small-scale neighborhood commercial element.

Planner Contact: Kira Stoller, Senior Planner, kira.stoller@thorntonco.gov, 303-538-7443

4) Bellflower

Application Submittal: February 21, 2025

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

Applicant: Boulder Creek 14000 LLC (Mike Cooper), mcooper@livebouldercreek.com, 720-837-5491

Property Owners: 14000 Holly Street Trust, Holly Street Ventures LLC, Winnie A Bartley

Address/General Area/Property size: Generally located east of Holly Street and north of East 140th Avenue. The three properties are approximately 38 acres total.

Proposal: The applicant is proposing an Annexation, Zoning, and a CSP for approximately 38 acres of land across three parcels for a residential development consisting of single-family detached patio homes. A total of 127 units are proposed for the property, and one residential unit is to remain from the county, with a density of 3.4 dwelling units per acre (du/acre). Surrounding land uses include single-family detached homes, open space, and vacant land. One full-movement access point is proposed with southern access from East 140th Ave and a 3/4 access is proposed from Holly Street. The development will have two parks and trail access through the eastern portion of the site. The parks include outdoor cooking areas, community gardens, shade structures, and outdoor recreation spaces.

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.

Planner Contact: Ellie Sobey, Senior Planner, Ellie.Sobey@ThorntonCO.gov, 303-538-7438

5) 152nd and Washington ROW

Application: Annexation (AX) & Zoning Amendment (Z)

Applicant: City of Thornton

Property Owner: City of Thornton

Address/General Area/Property size: Eight City-owned parcels totaling approximately 4 acres generally located along Washington Street at East 152nd Avenue and East 160th Avenue.

Proposal: Annexation (AX) and a subsequent Zoning Amendment (Z) of eight City-owned parcels of right-of-way. The City proposes to zone the parcels as Development Reserve (DR). There is no development proposed with these applications as most of the parcels have been built out as public right-of-way.

Planner Contact: Erinn Rogowski, Senior Planner, Erinn.Rogowski@ThorntonCO.gov, 303-538-7301

9) Creekside Gardens

Application Submittal: August 5, 2021

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

Applicant: Evergreen Development (Tina Hippeli), thippeli@evgre.com, 303-803-1434

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. 140th 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.

Planner Contact: Kira Stoller, Senior Planner, kira.stoller@thorntonco.gov, 303-538-7443

10) Welby Station (Pointe Grand)

Application Submittal: July 24, 2025

Application: Zoning (TOD)

Applicant: Mark Foster, 303-910-5470, mfoster@hillpointe.com

Property Owners: Westside Welby LLC

Address/General Area/Property Size: Northeast corner of E 88th Avenue and Welby Road in the Welby Station subdivision. The property is approximately 41 acres in size.

Proposal: The applicant is requesting a zoning application to rezone the property from Planned Development (PD) to Transit Oriented Development (TOD) for the purpose of developing up to 534 multifamily residential units (138 attached home units and 396 apartment units) and approximately 4 acres for commercial development. The overall development will have a density of 30.6 dwelling units per acre (du/acre).

The Comprehensive Plan's Future Land Use Map currently designates the property as Transit Oriented Development, which requires a mix of pedestrian-scale commercial and residential, and compliance with land use compositions and densities outlined in the corresponding Station Area Master Plan (STAMP).

Planner Contact: Ellie Sobey, Senior Planner, Ellie.Sobey@ThorntonCO.gov, 303-538-7438

14) Dodge Ranch L1 (Hillpointe Thronton)

Application Submittal: July 22, 2025

Application: Zoning (TOD)

Applicant: Hillpointe, LLC (Mark Foster), mfoster@hillpointe.com, 303-910-5470

Property Owner: Malireddy S. Reddy & Syama M. Reddy

Address/General Area/Property size: The proposal encompasses four parcels totaling approximately 29.5 acres in size. The subject site is generally located north of E 112th Avenue and east of York Street across from the existing light rail station.

Proposal: The applicant is requesting approval of a Zoning Amendment. The proposal includes zoning the subject property to Transit Oriented Development (TOD) for the purpose of developing 432 multifamily units, 96 townhomes, and a one-acre commercial parcel.

Planner Contact: Erinn Rogowski, Senior Planner, erinn.rogowski@thorntonco.gov, 303-538-7301

16) Sunrise

Application Submittal: March 4, 2021

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

Applicant: Carlson Associates (Scott Carlson), scottcarlson@carlsonland.net, 303-457-2966

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 86 acres of unincorporated land generally located south of E. 120th Avenue and east of Holly Street. 201 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 355-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.

One point of access is 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.

Planner Contact: Kira Stoller, Senior Planner, kira.stoller@thorntonco.gov, 303-538-7443

19) Parkside Filing 7

Application Submittal: September 10, 2020

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

Applicant: Hope Homes (Chris Meeks), chris@hopehomesco.com, 719-210-4997

Property Owner: Peter Austin and Michael Oleasz

Address/General Area/Property size: Approximately 1.6 acres south of West 102nd Avenue and west of Quivas Street.

Proposal: The applicant is proposing a Zoning amendment to the existing Planned Development (PD) Standards and an ODP/CSP for approximately 1.6 acres of land for a residential infill development consisting of 14 single-family attached residential units (townhomes), with a density of 9.3 dwelling units per acre (du/acre). Surrounding land uses include existing single-family attached and single-family detached homes. An access point is proposed to connect to West 102nd Avenue. The development will have two five-unit townhomes and one four-unit townhome.

The proposed zoning designation is Planned Development, and the Future Land Use Designation is Mixed Residential Neighborhoods, with a corresponding density range of 5-18 DU/acre.

Planner Contact: Ellie Sobey, Senior Planner, Ellie.Sobey@ThorntonCO.gov, 303-538-7438

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.