



QUASI-JUDICIAL APPLICATION SUMMARIES

1) 15000/15045 Washington Street

Application Submittal: August 28, 2024

Application: Zoning and Annexation (ZAX) & 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 43,202 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 Hassan, Senior Planner, Ellie.Hassan@ThorntonCO.gov, 303-538-7438

2) Sack Creek

Application Submittal: May 3, 2021

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

Applicant: Scannell Properties, LLC (Noam Newman), moamn@scannellproperties.com, 303-385-8545

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.

Planner Contact: Collin Wahab, Principal Planner, collin.wahab@thorntonco.gov, 303-538-7379

3) Mile High One Metropolitan District

Application Submittal: May 1, 2025

Application: Metro District Service Plan and IGA Amendment for a future nonresidential development located at the northwest corner of E 152nd Parkway and Washington Street.

Applicant: Darah Fuller, 720-866-8037, dfuller@wbapc.com

Property Owners: LPC Thornton Mile High LP

Representative: White Bear Ankele Tanaka & Waldron

Address/General Area/Property Size: Northwest corner of E 152nd Parkway and Washington Street. The subject property is located just north of the 25 Commerce Park development. The inclusion boundary of the metro district is 66.8 acres, with a future inclusion area of 57.6 acres.

Proposal: The applicant is requesting a Service Plan and IGA for a new nonresidential metro district for the LPC Mile High One development. The primary purpose of the District will be to finance the construction of a part or all of the Public Improvements for the use and benefit of all anticipated tenants and taxpayers of the proposed District.

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

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 and Holly Street Ventures LLC

Address/General Area/Property size: Generally located east of Holly Street and north of East 140th Avenue. The two properties are approximately 37.7 acres total.

Proposal: The applicant is proposing an Annexation, Zoning, and a CSP for approximately 37.1 acres of land across two parcels for a residential development consisting of single-family detached patio homes. A total of 110 units are proposed for the property with a density of 2.9 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 an emergency-only access is proposed from Ivy Court. The development will have two parks and a trail through the northeast corner 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 Hassan, Senior Planner, ellie.hassan@Thorntonco.gov, 303-538-7438

5) Bull Crossing A1, Tracts A1 and B1

Application Submittal: April 8, 2024

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

Applicant: OCC Industrial – Will Channell, 720-471-9234, will.channell@occindustrial.com

Owners: Amazon Services LLC

Address/General Area/Property Size: SW of intersection of 148th Avenue and Washington street, APN's: 0157315402006, 0157315402005. The project encompasses 22 acres.

Proposal: The applicant is requesting a Zoning Amendment (ZON) and Conceptual Site Plan (CSP) to establish two warehouse buildings totaling 252,000 square feet on 22 vacant acres southwest of the intersection of E. 148th Avenue and Washington Street. The existing Regional Commercial (RC) zoning is proposed to be rezoned to Business Park (BP).

Planner Contact: Ellie Hassan, Senior Planner, ellie.hassan@thorntonco.gov, 303-538-7438

6) Integra Thornton

Application Submittal: April 8, 2025

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

Applicant: Integra Land Company, Ryan McDaniel, 321-363-6629, ryan.mcDaniel@integralandcompany.com

Property Owner: Willow Bend Inc.

Address/General Area/Property size: 36.4 Acres generally located on the southwest corner of East 152nd Avenue and Holly Street.

Proposal: Zoning Amendment (Z) and Conceptual Site Plan (CSP) for a mixed-use Planned Development (PD) consisting of 322 multifamily units and up to 130,000 square feet of commercial space.

Planner Contact: Erin Rogowski, Planner II, erinn.rogowski@thorntonco.gov, 303-538-7301

7) Thornton Town Center

Application Submittal: May 20, 2025

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

Applicant: Thornton Town Center LLC, Kyle Corrigan, 949-705-0409, kcorrigan@citivestinc.com

Property Owner: Thornton Town Center LLC

Address/General Area/Property size: 23.9 Acres generally located on the southwest corner of East 102nd Avenue and Grant Street.

Proposal: Zoning Amendment (Z) and Conceptual Site Plan (CSP) to rezone and subdivide lot 1 of Thornton Town Center, Third Replat from Planned Development (PD) to Regional Commercial (RC).

Planner Contact: Erin Rogowski, Planner II, erinn.rogowski@thorntonco.gov, 303-538-7301

8) 124th Ave. and Quebec St.

Application Submittal: July 18, 2024

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

Applicant: Norris Quebec Street 15 LLC, Micah Dean, 303-457-2966, micahdean@carlsonland.net

Property Owners: CO Land Group LLC

Address/General Area/Property Size: W of intersection of Quebec St and E 124th Ave, APN 0157132400003. The property is 14.61 acres in size

Proposal: Annexation, Initial Zoning, and a Conceptual Site Plan for a new residential community consisting of at least two different home types which may include duplexes, triplexes, townhomes, or other medium density residential uses.

Planner Contact: Erin Rogowski, Planner II, 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 and Conceptual Site Plan

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 48.13 acres.

Proposal: The applicant is requesting a zoning application and Conceptual Site Plan (CSP) to rezone the property from Planned Development (PD) to Transit Oriented Development (TOD) with corresponding conceptual site plan showing 138 single family units and 442 multifamily units with amenities, commercial, and parks/open spaces.

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

11) Schweitzer B1 L1 & L4

Application Submittal: April 19, 2024

Application: Conceptual Site Plan (CSP)

Applicant: Root & Architectural Development, Chad Wallace, cwallace@root-ad.com, 720-560-1719

Property Owner: VBrothers Investments LLC, Martin Vargas, martin0430@hotmail.com, 720-319-9205; City of Thornton

Address/General Area/Property size: 9150 & 9160 Huron Street; the combined property is approximately 1.5 acres.

Proposal: The applicant is requesting approval of a CSP to construct an addition of a restaurant and rooftop bar to the recently approved market located at 9150 Huron Street. The properties are zoned Community Retail (CR) and are designated for commercial uses. The CSP proposes to combine Lot 1 and Lot 4 of the Schweitzer Subdivision Block 1 to allow for the provision of required parking and landscaping requirements for the proposed uses. The proposed Market, restaurant and bar is a two-story building with a floor area of 13,801 square feet and a height of 30 feet.

Planner Contact: Erin Rogowski, Planner II, erinn.rogowski@thorntonco.gov, 303-538-7301

12) 164th Ave. and Hwy 7 (Royel Point)

Application Submittal: September 12, 2025

Application: Annexation (2 cases) & Zoning Amendment (3 cases)

Applicant: Ventana Capital (Dan Williams), dwilliams@ventanacap.com, 720-530-1337

Property Owner: Thornco Land Holdings LLC

Address/General Area/Property Size: The subject site is composed of seven parcels (0157302000051, 0157302000047, 0157302000063, 0157302000034, 0157302003001, 0157302000008, and 0157302009002) which total approximately 91 acres in land. The properties are generally located north of East 160th Avenue, east of the Bull Canal, south of East 164th Avenue, and west of Highway 7.

Proposal: The applicant intends to develop the overall site, but the properties currently fall into three separate regions: East, Central, and West. The eastern region is composed of four parcels located along Highway 7 which total about 11.5 acres within unincorporated Adams County. The central region consists of one parcel of land approximately 71.5 acres in size which is already within Thornton city limits and is split zoned as Business Park (BP) and Regional Commercial (RC). The western region is composed of two additional parcels adjacent to the Bull Canal which total around 8 acres within unincorporated Adams County. The applicant is proposing to annex both the East and West regions and to establish Residential High Density (RH) Zoning on the properties. The Central region is proposed to be rezoned to RH and RC.

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

13) Snyder Substation B1-3

Application Submittal: August 5, 2025

Application: Zoning Amendment (PD) and Conceptual Site Plan Amendment (CSPA)

Applicant: North Forest Office Space (Tom Pruzenski), tomp@nforest.com, 720-795-3965

Property Owner: North Forest Office Space

Address/General Area/Property Size: The subject site is approximately 4.8 acres in size and is generally located south of East 120th Avenue and east of Holly Street at 5820 East 120th Avenue.

Proposal: Planned Development (PD) zoning and a corresponding Conceptual Site Plan (CSP) for the subject site were previously approved to develop four three-story buildings with offices or retail users on the ground level and self-storage on the second and third floors. The applicant still intends to maintain the same use but is requesting to amend the PD Standards and CSP to adjust the site layout to contain two larger three-story structures.

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

14) Dodge Ranch L1 (Hillpointe Thornton)

Application Submittal: July 22, 2025

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

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 and Conceptual Site Plan (CSP). 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: Erin Rogowski, Planner II, erinn.rogowski@thorntonco.gov, 303-538-7301

15) Timberleaf Estates

Application Submittal: July 14, 2021

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

Applicant: DSS Properties (Doug Small), dssestates@aol.com, 303-909-5383

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).

Planner Contact: Collin Wahab, Principal Planner, collin.wahab@thorntonco.gov, 303-538-7379

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

17) 1551 E 128th Avenue (Maiker Housing)

Application Submittal: March 21, 2024

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

Applicant: VTBS Architects (Erik Hall)

Property Owner: Maiker Housing Partners (Adam Zard)

Address/General Area/Property Size: The site is located at 1551 E 128th Avenue and is approximately 3.7 acres in size.

Proposal: The applicant is requesting approval of a Zoning Amendment and Conceptual Site Plan in order to develop the site with a three-story multifamily building. The structure is proposed to contain 80 affordable rental apartments for multi-generational residents. Planned Development (PD) zoning is being requested to allow for an increased dwelling unit density and a reduced minimum parking requirement. Aside from revising these standards, the PD would be based on the existing Multifamily (MF) zone district.

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

18) Yorktowne L2B (Assisted Living)

Application Submittal: October 30, 2024

Application: Conceptual Site Plan (CSP)

Applicant: Ping Zhuang, zh8ng@yahoo.com, 720-394-1117

Property Owner: PINGGUO, LLC, 415 E 6th St, Loveland, CO 80537

Address/General Area/Property size: 2.03 Acres generally located on the south side of E 120th Avenue between Claude Court and York Street.

Proposal: CSP for the addition of a 24,800 square-foot, 110-bed assisted living facility and associated parking lot and landscape improvements located on Lot 2B of the Yorktowne Subdivision. The property is zoned Community Retail (CR) and contains two existing buildings which operate as a day care. The assisted living facility is proposed as new construction on the southwest corner of the site.

Planner Contact: Erinn Rogowski, Planner II, erinn.rogowski@thorntonco.gov 303-

19) Parkside Filing 7

Application Submittal: September 10, 2020

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

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

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.

Planner Contact: Ellie Hassan, Senior Planner, ellie.hassan@Thorntonco.gov, 303-538-7438

20) Parterre Planning Area 5A

Application Submittal: May 19, 2025

Application: Conceptual Site Plan (CSP)

Applicant: KRF 470 LLC (Chris Viscardi), cv@kentrogroup.com, 303-219-0903

Property Owners: KRF 470 LLC (Chris Viscardi) & HT Parterre Land LP (Chad Murphy)

Address/General Area/Property Size: Tract R1 of the Parterre Subdivision Amendment 1, generally located on the northwest corner of Quebec Street and E. 144th Avenue. The property is approximately 72 acres.

Proposal: Conceptual Site Plan for Parterre Planning Area 5A, proposing the development of 17 commercial lots and one multi-family lot with approximately 275 units.

Planner Contact: Collin Wahab, Principal Planner, collin.wahab@thorntonco.gov, 303-538-7379

21) Parterre Planning Area 6A

Application Submittal: November 18, 2024

Application: Conceptual Site Plan (CSP)

Applicant: HT Parterre Land LP (Chad Murphy), chad.murphy@hines.com, 303-357-6302

Property Owners: HT Parterre Land LP (Chad Murphy)

Address/General Area/Property Size: Tract V1 of the Parterre Subdivision Amendment 1, generally located on the southwest corner of Quebec Street and E. 144th Avenue. The property is approximately 151 acres.

Proposal: Conceptual Site Plan for the development of 543 single family detached homes, consisting of 310 (50'x100') lots, 166 (60'x110') lots, and 67 (32'x100') alley loaded lots. The Planning Area includes a 10-acre school site and 16.5 acres of park space, featuring six themed parks, a large neighborhood park, a recreation center, and a regional trail.

Planner Contact: Collin Wahab, Principal Planner, collin.wahab@thorntonco.gov, 303-538-7379

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.