



City of Thornton  
**Agenda for the Regular Meeting of the  
Planning Commission**

Located in City Hall Council Chambers or Zoom Virtual Meeting  
August 19, 2025  
6:00 p.m.

1. CALL TO ORDER
2. ROLL CALL OF PLANNING COMMISSION
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – July 15, 2025
5. PUBLIC HEARINGS

**A. Washington Center F1 A3 B1 L2R**

- i. **PLDP202401500:** A public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district to allow an additional drive-through lane on a developed site generally located on the northwest corner of East 120<sup>th</sup> Avenue and Lafayette Street.

**B. 1551 E 128<sup>th</sup> Avenue – Maiker Housing**

- i. **PLZ202400439:** A public hearing concerning a Zoning Amendment, including an Overall Development Plan and Planned Development Standards, for approximately 4.6 acres of land generally located north of East 128<sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 East 128<sup>th</sup> Avenue.
- ii. **PLCSP202400438:** A public hearing concerning a Conceptual Site Plan for a residential development on approximately 3.7 acres of land generally located north of East 128<sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 East 128<sup>th</sup> Avenue.

6. STAFF REPORTS/PRESENTATIONS – NONE

7. OTHER MATTERS

A. Upcoming meetings:

- i. Next meeting is scheduled for September 2, 2025.

8. ADJOURNMENT

Agenda prepared by Desirae A. Lovato, City Development, for Warren Campbell,  
Current Planning Manager.

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To Attend Virtually:

- Call 1-719-359-4580 and enter Meeting ID Number: 890 1113 3894
- [Zoom Meeting quick link](https://thorntonco.zoom.us/j/89011138943) or you can type in the URL below into your internet browser: <https://thorntonco.zoom.us/j/89011138943>
- Scan the QR Code to the right to attend virtually





**Planning Commission Meeting**  
**Minutes**  
**July 15, 2025**

**ROLL CALL:** Those Present were: Chair Rahem Mulatu, Vice-Chair Andrew Bryant, and Commissioners Randy Stutz, Jeff Tompkins, and Bruce Thomas. **Absent/Excused: Commissioners Nora Brandon and Stephen Butler. Absent/Unexcused: Commissioner Jacque Phillips.**

**STAFF MEMBERS PRESENT** - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Collin Wahab, Principal Planner; Monica Gutierrez and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:00 p.m.**

**APPROVAL OF AGENDA:**

**MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER TOMPKINS TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF THE MINUTES:**

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER TOMPKINS TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY WITH AN AMENDMENT TO THE MINUTES ON A PREVIOUS MOTION TO STATE "MOTION WAS MADE BY COMMISSIONER STUTZ AND SECONDED BY COMMISSIONER BUTLER TO DELEGATE THE PLANNING COMMISSION ABILITY TO REQUEST A SITE PLAN FROM THE CHARTER SCHOOL TO CITY STAFF."**

**OLD BUSINESS – NONE**

**NEW BUSINESS – PUBLIC HEARINGS**

PLZ202401710: Resolution concerning a Zoning Amendment to amend the previously approved Planned Development for the Parterre Subdivision, allowing the recreation center with Planning Area 1A to be relocated to south E-470 (Parterre Subdivision Amendment Number 1).

The floor was opened at **6:05 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Mr. Campbell introduced Mr. Wahab as the case presenter for PLZ202401710. Mr. Wahab entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center and *City's Exhibit B, the Affidavit of Sign Posting*. Mr. Wahab presented slides and information on the proposed development.

Mr. Wahab introduced the applicant.

Kayleigh Gillespie, 1101 Bannock Street, confirmed she had been sworn. Ms. Gillespie from the applicant team, introduced additional slides and information regarding the project.

Mr. Wahab recommended the approval of PLZ202401710.

Susan Marinelli, 15020 Quince Court, confirmed she had been sworn. Ms. Marinelli stated that there was a misunderstanding that the clubhouse would be a recreation center open to the public and inquired where the second recreation center will be located.

Kristin Richeimer, 6266 East 143<sup>rd</sup> Avenue, was sworn in at this time. Ms. Richeimer stated that based on the online information provided, that the recreation center seemed it would be open to the public.

The floor closed to further testimony at **6:29 pm**.

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER TOMPKINS TO APPROVE THE PLZ202401710 RESOLUTION.**

**THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.**

**MOTION PASSED 5-0.**

STAFF REPORTS/PRESENTATIONS - None

OTHER MATTERS:

Upcoming meetings:

- i. Next meeting is scheduled for Tuesday, August 19, 2025.
- ii. National Night Out is August 5, 2025.



**THE MEETING WAS ADJOURNED AT 6:40 P.M.**

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

\_\_\_\_\_  
Rahem Mulatu, Chairperson Signature

ATTEST:

\_\_\_\_\_  
Recording Secretary Signature

PLANNING COMMISSION COMMUNICATION

Meeting Date: August 19, 2025	Agenda Item: 5) A. i.	Agenda Location: Public Hearings	Legal Review: <div>ds [Signature]</div>
Subject: A public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district to allow an additional drive-through lane on a developed site generally located on the northwest corner of East 120 <sup>th</sup> Avenue and Lafayette Street (Washington Center F1 A3 B1 L2R – Case No. PLDP202401500).			
Recommended by: Warren Campbell, Current Planning Manager		<div>Initial [Signature]</div>	
Presenter(s): Erinn Rogowski, Planner II			

SYNOPSIS:

This application is a request for approval of a Development Permit (DP) and Specific Use Permit (SUP) for the construction of a second drive-through lane at an existing drive-through restaurant located at 1301 East 120<sup>th</sup> Avenue. The property is currently zoned Community Retail (CR), and a drive-through is allowed with the approval of an SUP in this zone district. The original drive-through was approved by Resolution DP 2001-014. This DP application includes a site plan, landscaping plan, architectural elevations, and a photometric plan, all of which conform to applicable City standards and regulations.

Property Information:

- |                                  |                          |
|----------------------------------|--------------------------|
| • Existing Zoning                | Community Retail (CR)    |
| • Existing Land Use              | Drive-through Restaurant |
| • Size of Site                   | .993 acres               |
| • Comprehensive Plan Designation | Commercial               |

Surrounding Zoning and Land Use(s):

North: CR – Commercial  
South: Northglenn  
East: CR – Commercial  
West: CR – Commercial

BACKGROUND AND DEVELOPMENT STANDARDS:

History:

- The subject site was annexed into the City of Thornton on February 18, 1971 by Ordinance No. 400.
- The subject site was zoned from C-5 to Multifamily (MF) by Ordinance No. 2230 on January 25, 1993.

## PLANNING COMMISSION COMMUNICATION

### PAGE 2

- The property was categorically zoned CR from the MF district on January 13, 1997, by Ordinance No. 2447.
- On January 31, 2000, Washington Center Filing Number 1 was recorded, establishing commercial lots within the Washington Center Thorncreek Crossing development.
- On November 10, 2000, Washington Center Filing Number 1, 1<sup>st</sup> Amendment was recorded, replatting lots and tracts into additional buildable lots.
- On August 21, 2001, the Planning Commission approved a Development Permit for a Drive-through restaurant.
- On January 28, 2002, Washington Center Filing Number 1, 2<sup>nd</sup> Amendment was recorded, shifting lot lines in Block 1 and granting additional easements.
- On March 15, 2002, Washington Center Filing Number 1, 3<sup>rd</sup> Amendment was recorded to correct information for lots 1R and 2R of the subdivision.
- A Development Permit and Specific Use Permit was approved by the Development Permits & Appeals Board on January 15, 2019, for an addition and modifications to the existing drive-through restaurant.

### **General Site Layout:**

The proposed site layout meets all development standards in Chapter 18 of the Thornton Municipal Code (Code), including maximum floor area ratio, building setbacks, off-street parking and stacking requirements, landscaping, and lighting. The proposal is also consistent with the approved Conceptual Site Plan (CSP) for the site.

There will be no change to the existing 4,403 square-foot building, which is located in the center of the lot. The proposed site plan provides two drive-through lanes directly adjacent to the east, north, and west sides of the building, and two new drive-through canopies on the east and west sides of the building. Required parking is located on the east, south, and west of the property. The changes to the site plan will allow for increased vehicular stacking and better circulation throughout the site, mitigating impacts to adjacent sites. 29 parking spaces are required for the proposed use, and the applicant provides 36 spaces.

In addition, the proposal includes minor change to the existing trash enclosure. The proposal will not result in significant changes to the location, material, or architectural character of the trash enclosure.

### **Building Height and Setbacks:**

#### Building Height:

Maximum:	Proposed:
35 feet	23.6 feet (no change)

#### Setbacks:

Minimum:	Proposed:
North: 30 feet	44.7 feet
South: 25 feet	67.9 feet
East: 25 feet	67 feet

West: 15 feet            23.3 feet

**Landscaping:**

The proposed changes to the site plan have resulted in changes to the existing landscaping on site. All existing landscaping outside of the limits of disturbance of this development permit will remain and will be protected during construction. All new landscaping on the site will be installed and maintained in accordance with the requirements in Chapter 18 of the Code. This development is required to landscape at least 20 percent of the property. This proposed site plan provides approximately 9,595 square feet of landscaping, which is 22 percent of the project site.

City Staff is supportive of the landscape plan as it contributes to the overall landscape character of the development, protects existing and healthy plant material outside of the limits of disturbance, is a water-wise plan, and exceeds the minimum plant material requirements in the Code.

All landscaping, including in Right-of-Way (ROW) landscaping, will be mitigated, installed, and/or maintained by the property owner. The following is a summary of the required landscaping for the site:

- Site Area: 0.993 acres (43,261 square feet)
- Landscape area required: 8,653 square feet (20 percent)
- Landscape area provided: 9,595 square feet (22 percent)

**Minimum Plant Materials Required:**

- Total required: 61.1 Tree Equivalents (TE)
- Total provided: 64.5 TE

The proposed landscaping for the site was reviewed and approved by the City's Landscape Architect.

**Architecture:**

There are no proposed changes to the architectural elevations. The proposal includes the demolition of the existing canopy on the north side of the building, and the addition of one canopy on the east side of the building. The canopies will be a dark bronze to complement the existing storefront. The development meets or exceeds the commercial design standards outlined in Chapter 18 of the Code.

**Traffic and Circulation:**

The site's access will not be changing with this proposal. There is a full access in the southwest corner of the property, and a one-way, right-turn-only exit on the north side of the property. The addition of the drive-through lane does not affect traffic circulation throughout the site. The site

provides an existing pedestrian connection from East 120<sup>th</sup> Avenue which will remain, and a proposed additional pedestrian connection from the private drive to the north.

Internal vehicular and pedestrian circulation has been approved by Traffic Engineering and the Thornton Fire Department to ensure adequate and safe movement of emergency vehicles through the site.

**Drainage:**

Preliminary grading and drainage plans have been reviewed by Development Engineering and will be finalized as part of the corresponding civil construction documents.

**Potential impacts on adjacent properties:**

There are no anticipated adverse impacts to adjacent properties. The proposed additional drive-through lane will improve circulation on site by dedicating space to additional stacking vehicles. The development is not anticipated to create excessive noise, light, or traffic.

**Parking:**

The site complies with the minimum parking requirements of the Code. 29 parking spaces are required, and 36 spaces have been provided on the site, including two ADA accessible parking spaces.

**Site Lighting:**

The site photometric plan was reviewed by staff and meets Code requirements. Appropriate lighting levels are provided in parking areas, sidewalks, and at building entrances as required by Code. Light fixtures are full cut-off and downcast to prevent glare and spill onto adjacent surrounding properties. Building light fixtures are compatible with the architecture of the building.

**Signage:**

All on-site signage for the proposed project will be reviewed and approved administratively by separate permit.

**Parks and Open Space:**

Public Land Dedication (PLD) was satisfied at the time of Final Plat.

**ZONING COMPLIANCE:**

This property is zoned CR. The development of a restaurant with a drive-through is permitted with the approval of an SUP.

**Development Permit (DP):**

A DP is evaluated using the criteria identified in Section 18-50(a)(5) of the Thornton City Code. The Planning Commission shall use the following criteria to evaluate a major DP:

*The proposed development is consistent with an approved conceptual site plan for the property.*

- The proposed development is in conformance with the final plat for the Washington Center Development.

*The proposed development meets the requirements of this chapter and other applicable development regulations, standards, requirements, or plans adopted by the council.*

- The proposed drive-through lane follows all development and design standards, circulation, pedestrian connectivity, landscape and setback requirements in the Code and the approved Final Plat for the site.

**Specific Use Permit (SUP):**

A restaurant with a drive-through requires the approval of an SUP in the CR zoning district. An SUP is evaluated as to its probable effect on the adjacent properties and the community welfare. In order to grant an SUP pursuant to Section 18-52(a)(4) of the Thornton City Code, the Planning Commission must find the use will:

*Complement or be compatible with the surrounding uses and community facilities;*

- The use has existed on this site since the first DP approval in 2001. The additional drive-through lane will add to the functionality of the use on the site. Surrounding uses include restaurant without a drive-through, multitenant retail, and office space. The proposed use will be compatible with surrounding land uses by providing more efficient dining options to the surrounding residents and employees.

*Contribute to, enhance, or promote the welfare of the area of request and adjacent properties;*

- The proposed drive-through lane will improve the efficiency and circulation of the existing, heavily-visited restaurant.

*Not be detrimental to the public health, safety, or general welfare;*

- The proposed drive-through lane is not anticipated to negatively affect public health, safety, or welfare. The proposed use will not generate excessive noise, light, or odors. Pedestrian and vehicular access and circulation will be improved by this addition.

*Conform in all other respects to all applicable zoning regulations and standards; and*

- The proposed drive-through lane addition complies with all applicable and current zoning regulations and standards.

*Be in conformance with the Comprehensive Plan.*

- The 2020 Comprehensive Plan designates this area as Commercial. The proposed use is in conformance with the Comprehensive Plan by promoting the development of healthy, sustainable, and viable commercial centers.

## **PUBLIC NOTICE AND RESPONSE:**

### **Public Notification:**

A public notice of the hearing was advertised at the Margaret W. Carpenter Recreation Center, Thornton Active Adult Center, Trail Winds Recreation Center, City Hall on, July 30, 2025, and on the City's website on July 30, 2025. All property owners within at least 1,500 feet of this site were sent notice of the public hearing ten days prior to the public hearing. Notification of the Planning Commission hearing was posted on the property for ten days prior to the August 19, 2025 public hearing.

## **ACTIONS AND OPTIONS OF THE PLANNING COMMISSION:**

The Planning Commission will consider requests for approval of a DP and SUP at a public hearing pursuant to Section 18-50 of the Thornton City Code. The Planning Commission is the decision-maker for the approval or denial of the DP and SUP applications.

APPROVAL of the DP will allow the construction of the additional drive-through lane.

DENIAL of the DP will not allow the construction of the additional drive-through lane.

APPROVAL of the SUP will allow the construction of the additional drive-through lane.

DENIAL of the SUP will not allow the construction of the additional drive-through lane.

The decision of the Planning Commission to either approve or deny the DP or SUP can be appealed to the City Council. The decision of the Planning commission must be appealed within ten days of the Planning Commission's decision. The appeal must be in writing to the Development Director of the City Development Department.

### **Findings:**

1. The proposed development meets or exceeds the minimum design standards of Chapter 18 of the Thornton City Code.
2. The site layout, architectural design and landscaping for the project are of good quality and enhance the development and surrounding area.

## PLANNING COMMISSION COMMUNICATION

### PAGE 7

3. The proposed development is consistent with the zoning regulations of the CR Zoning District.

#### **Recommendation:**

1. Staff recommends Alternative Number 1, to approve the DP based on the findings listed in this communication and subject to the conditions in the attached approval Resolution.
2. Staff recommends Alternative Number 1, to approve the SUP based on the Findings listed in this communication and subject to the conditions in the attached approval Resolution.

#### **Alternatives Development Permit:**

1. Approve the DP.
2. Approve the DP subject to Conditions.
3. Deny the DP.

#### **Alternatives Specific Use Permit:**

4. Approve the SUP.
5. Approve the SUP subject to Conditions.
6. Deny the SUP.

#### **ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Affidavits of Posting and Public Hearing Notices

Attachment 3: Site Photos

Attachment 4: Development Permit Plan Set

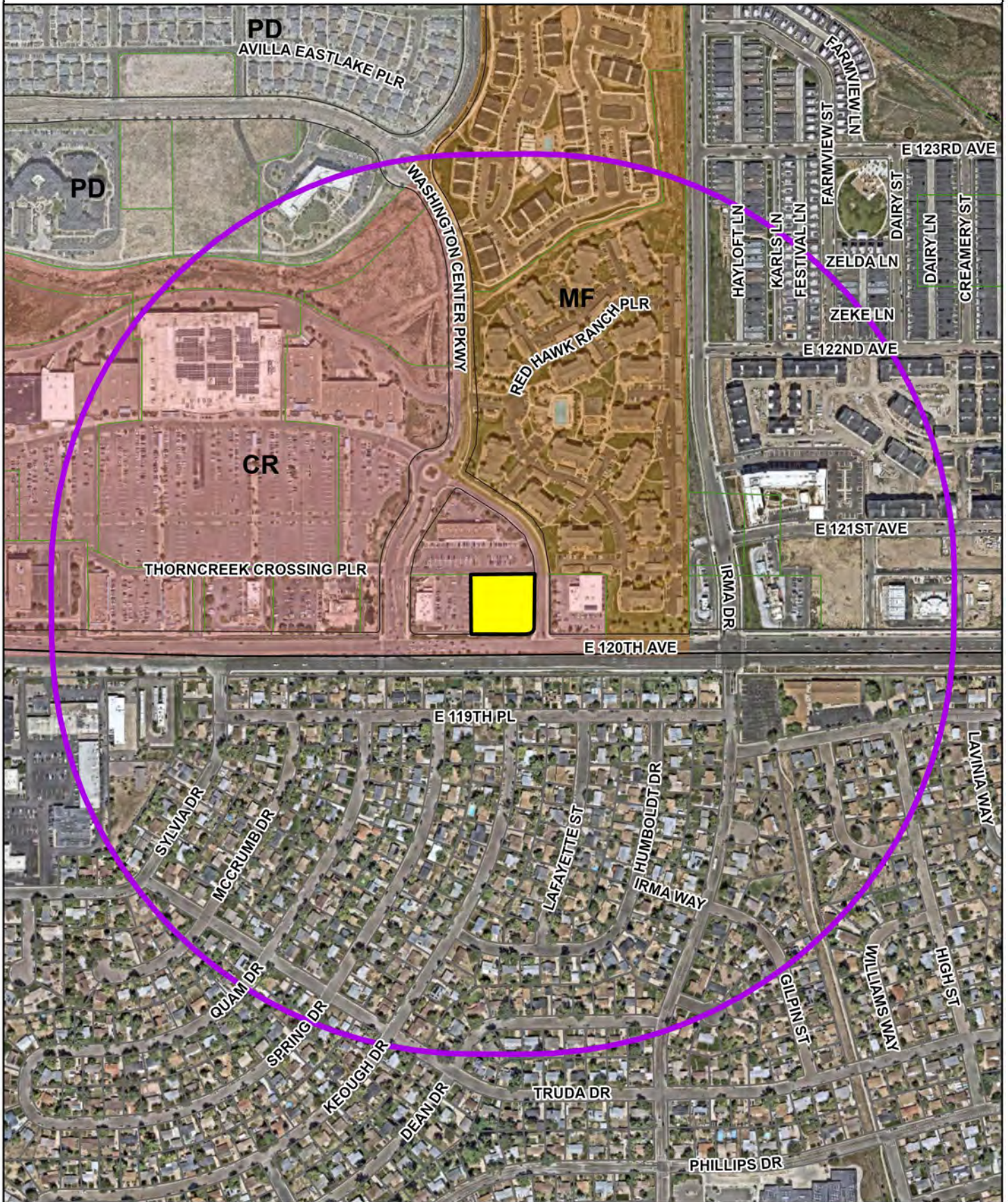
Attachment 5: Public Comment





Attachment 1

PLDP202401500



City of Thornton, Colorado

## VICINITY/ZONING MAP

- 1500' NOTICE BOUNDARY
- LOCATION
- ROW
- Parcels

- Multi Family
- Planned Development
- Community Retail
- CITY LIMITS



AFFIDAVIT OF POSTING

PUBLIC NOTICE

State of Colorado     )  
                                  ) ss.  
County of Adams     )

I, Lucia Higginbotham, being first duly sworn upon oath depose and say that I did, on July 30, 2025, post the PUBLIC NOTICE of the Planning Commission in the City of Thornton, Colorado, for the Public Hearing regarding the construction of a second drive-through lane at an existing drive-through restaurant on the northwest corner of East 120<sup>th</sup> Avenue and Lafayette Street, Washington Center F1 A3 B1 L2R. This Hearing will be held on August 19, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at <https://thorntonco.zoom.us/j/89011138943> or by telephone at 1-719-359-4580 using meeting ID# 890 1113 8943, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed:

  
\_\_\_\_\_  
Administrative Specialist

Date:

7/30/25

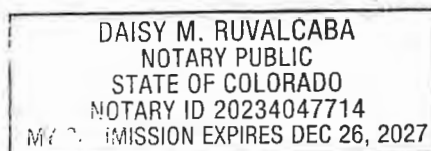
Subscribed and sworn to before me by Lucia Higginbotham in the County of Adams, State of Colorado, this 30<sup>th</sup> day of July, 2025.

Notary Public

My Commission Expires

  
\_\_\_\_\_  
Daisy M. Ruvalcaba

Dec 26, 2027



AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado       )  
                                  ) ss.  
County of Adams       )

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on July 30, 2025, post the Public Notice of the Planning Commission in the City of Thornton, Colorado for the public hearing regarding the construction of a second drive-through lane at an existing drive-through restaurant on the northwest corner of East 120th Avenue and Lafayette Street, Washington Center F1 A3 B1 L2R.

The subject property is located at 1301 East 120th Avenue.

This hearing will be held on August 19, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings.

The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, [www.thorntonCO.gov](http://www.thorntonCO.gov).

Signed:

  
Title: Administrative Specialist II

Date: 7/31/25

Subscribed and sworn to before me by Monica Gutierrez. In the County of Adams, State of Colorado, This 31<sup>st</sup> day of July, 2025.

Notary Public



DAISY M. RUVALCABA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047714  
MY COMMISSION EXPIRES DEC 26, 2027

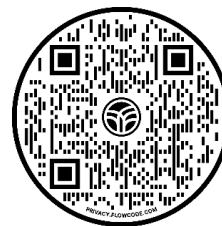
**NOTICE OF PUBLIC HEARING**  
PLDP202401500

The Planning Commission of the City of Thornton will conduct a public hearing regarding the construction of a second drive-through lane at an existing drive-through restaurant on the northwest corner of East 120<sup>th</sup> Avenue and Lafayette Street, Washington Center F1 A3 B1 L2R.

The subject property is located at 1301 East 120<sup>th</sup> Avenue.

This hearing will be held on August 19, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@thorntonCO.gov](mailto:adacoordinator@thorntonCO.gov).

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on August 19, 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

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Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk  
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

August 4, 2025

RE: NOTICE OF PUBLIC HEARING – PLDP202401500

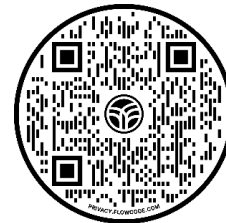
Property Owner:

The Thornton Planning Commission will conduct a public hearing concerning the construction of a second drive-through lane at an existing drive-through restaurant in Washington Center F1 A3 B1 L2R.

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located on the northwest corner of East 120<sup>th</sup> Avenue and Lafayette Street.

This hearing will be held on August 19, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
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All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [erinn.rogowski@ThorntonCO.gov](mailto:erinn.rogowski@ThorntonCO.gov) prior to 4 p.m. MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received prior to 5 p.m. MDT/MST on the Friday preceding the public hearing.

If you have any questions concerning this matter, please contact the City Development Department at [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) or leave a voicemail at 303-538-7295.

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Sincerely,

Erinn Rogowski, AICP  
Planner II





Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326

303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

4 de agosto de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLDP202401500

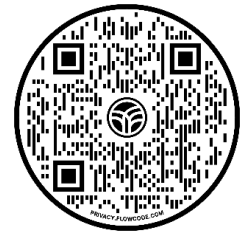
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública con respecto a la construcción de un segundo carril de autoservicio en un restaurante de autoservicio existente en Washington Center F1 A3 B1 L2R.

De acuerdo con el Código de la Ciudad de Thornton, usted está recibiendo este aviso porque es dueño de una propiedad dentro de 1,500 pies de la propiedad en cuestión, la cual está ubicada generalmente en la esquina noroeste de East 120th Avenue y Lafayette Street.

Esta audiencia pública se llevará a cabo el 19 de agosto de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a [erinn.rogowski@ThorntonCO.gov](mailto:erinn.rogowski@ThorntonCO.gov) antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) antes de las 4 p.m. el 19 de agosto de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Atentamente,

Erinn Rogowski, AICP  
Planificadora II





















Chick-fil-A  
5200 Buffington Rd  
Atlanta, GA 30349-  
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SEAL



HOWARD EHRSAM P.E.0054031

# CHICK-FIL-A

DEVELOPMENT PERMIT  
WASHINGTON CENTER F1 A3 B1 L2R  
CHICK-FIL-A - STORE #01291  
1301 E 120TH AVENUE  
THORNTON, CO 80233

FSU#01291

BUILDING TYPE: EXISTING

## REVISION SCHEDULE

NO.	DATE	DESCRIPTION
-----	------	-------------

CONSULTANT PROJECT #010014-01-21

ISSUED FOR PERMI

DATE June 4 202

DRAWN BY: CR CHECKED BY: H

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SHEET

TITLE PAGE

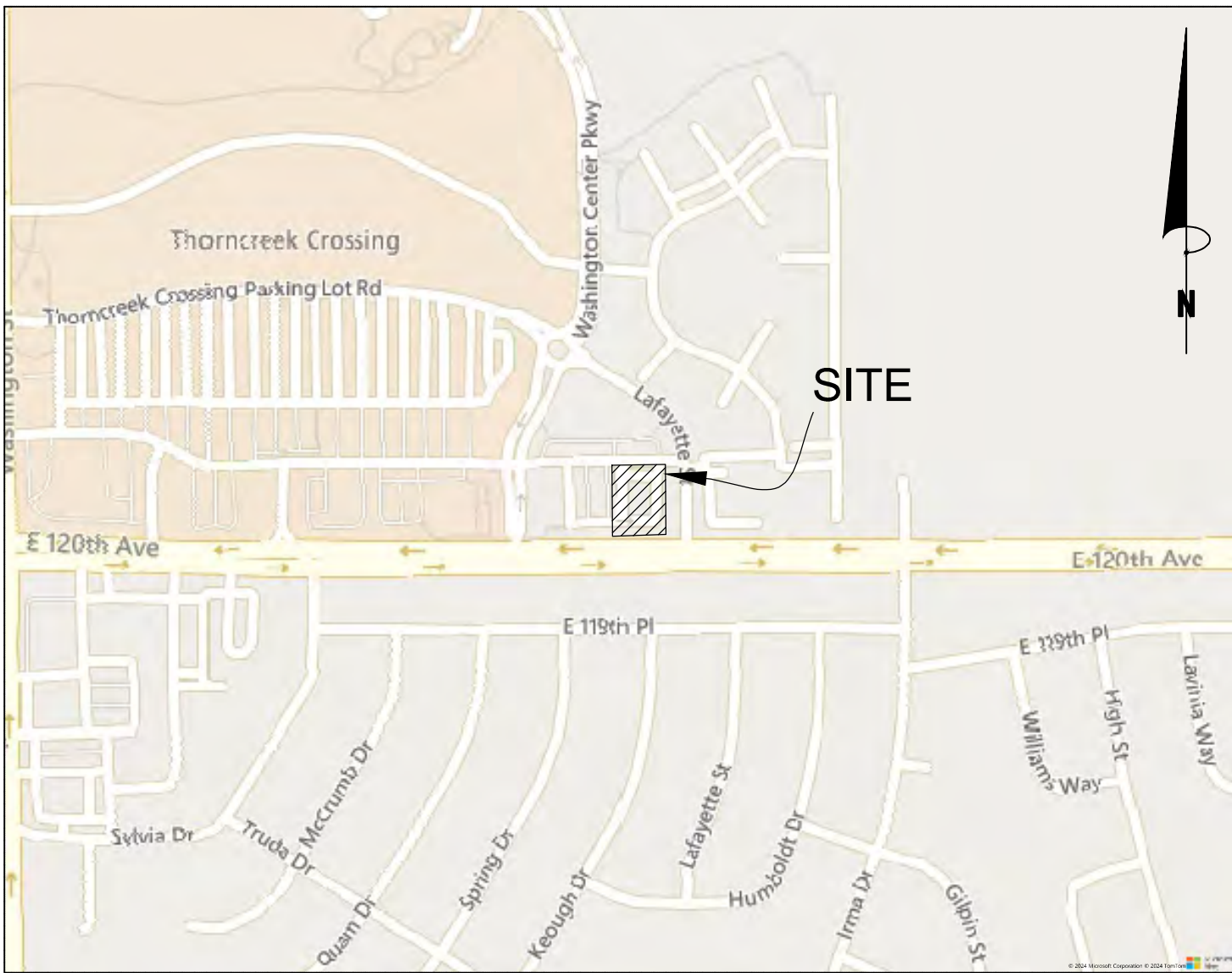
SHEET NUMBER

C-0.0

[illegible]

## VICINITY MAP

SCALE: 1" = 500'



## LEGAL DESCRIPTION

LOT 2R, BLOCK 1, WASHINGTON CENTER SUBDIVISION FILING NO. 1 - 3RD AMENDMENT  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

## DP GENERAL NOTES

1. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY CONSTRUCTION. WITH EXCEPTION TO THE LANDSCAPE PLAN.
2. OWNER AND ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE NEW PLANTINGS AND FOR THE MAINTENANCE OF ALL EXISTING AND PROPOSED LANDSCAPING.
3. ALL SIGNAGE IS APPROVED THROUGH A SEPARATE PERMIT PROCESS AND NOT THROUGH THIS DEVELOPMENT PERMIT

## FLOOD NOTE

THIS PROPERTY IS LOCATED WITHIN THE ZONE X AREA OF MINIMAL FLOOD HAZARD BASED ON THE FLOOD INSURANCE RATE MAP 08001C0311J WITH EFFECTIVE DATE 01/20/16. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED. - PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN -



Know what's **below**.  
**Call** before you dig.

## CONTACTS

**DEVELOPER**  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349  
NICHOLAS MATHIS  
214-03-1551

ENGINEER  
BOWMAN  
11475 GREAT OAKS WAY, SUITE 350  
ALPHARETTA, GA 30022  
KAI BURK  
678-606-5276

FIRE  
THORNTON FIRE DEPARTMENT  
9500 CIVIC CENTER DR  
THORNTON, CO 80229  
303-538-7602

**SANITARY SEWER**  
**THORNTON WATER**  
**12450 WASHINGTON ST**  
**THORNTON, CO 80241**  
**720-977-6600**

**WATER DISTRIBUTION**  
**THORNTON WATER**  
**12450 WASHINGTON ST**  
**THORNTON, CO 80241**  
**720-977-6600**

**ELECTRIC**  
**XCEL ENERGY**  
**1800 LARIMER ST**  
**DENVER, CO 80202**  
**(800) 628-2121**

**STORM DRAINAGE**  
**CITY OF THORNTON INFRASTRUCTURE**  
**ENGINEERING**  
**9500 CIVIC CENTER DRIVE**  
**THORNTON, CO 80229**  
**720-977-6210**

**COMMUNICATION**  
**CENTURY LINK**  
930 15TH ST  
DENVER, CO 80202  
800-244-1111














Sheet List Table	
Sheet Number	Sheet Title
C-0.0	TITLE PAGE
C-2.0	SITE PLAN
C-3.0	GRADING & DRAINAGE PLAN
PS-1.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L3.0	DETAILS PLANTING
L3.1	DETAILS PLANTING
ASP1.0	ARCH SITE PLAN - F2F CANOPY
ASP1.1	ARCH SITE PLAN - OMD CANOPY
A103.1	REFUSE ENCLOSURE
A103.2	REFUSE ENCLOSURE DETAILS
ES1.0	SITE PHOTOMETRIC PLAN





## SITE PLAN DESIGN NOTES & KEY PLAN

1. (A) DIRECTIONAL ARROW AND (B) PAINTED ACCESSIBLE PARKING SYMBOL
2. (A) DRIVE THRU GRAPHICS AND (B) STOP BAR GRAPHICS
3. CROSSWALK MARKINGS
- 4.
5. STANDARD OR ACCESSIBLE PARKING STALL PER CODE
- 5A. 4' SOLID WHITE STRIPING
- 5C. 4' SPK DASH YELLOW STRIPING
6. SOLID PLASTIC WHEEL STOP
7. BOLLARD MOUNTED SIGN
8. CURB RAMP WITH SHORT FLARED SIDES

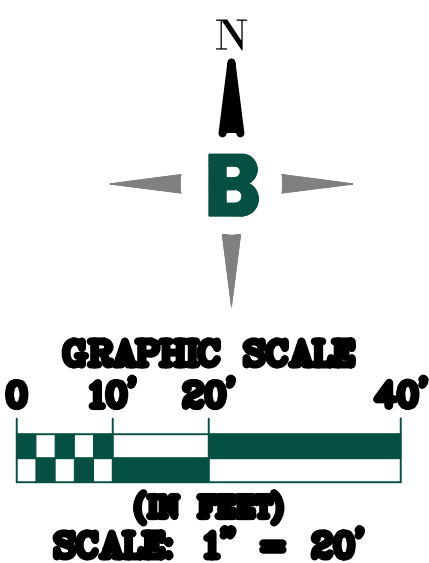
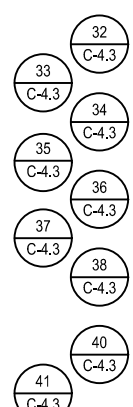
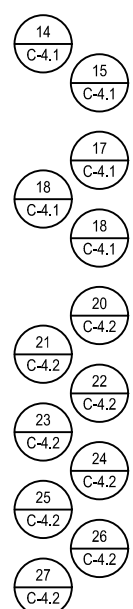
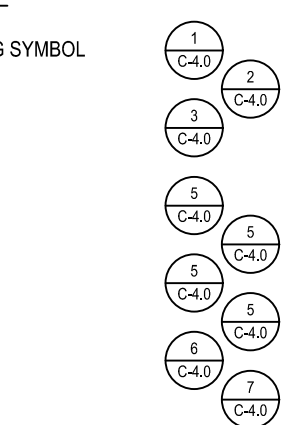
- |   |      |  |
|---|------|--|
|    | 14.  | CONCRETE SIDEWALK                                    |
|    | 15.  | CONCRETE SIDEWALK WITH CURB & GUTTER                 |
|    | 17.  | CONCRETE BOLLARD                                     |
|    | 18.  | CONCRETE CURB & GUTTER                               |
|    | 18G. | MOUNTABLE CURB & GUTTER                              |
|    | 20.  | TYPICAL HMA PAVEMENT SECTION                         |
|    | 21.  | BUTT JOINT   |
|   | 22.  | CONCRETE PAVEMENT DRIVE-THRU LANE                    |
|  | 23.  | CONCRETE APRON AT TRASH ENCLOSURE                    |
|  | 24.  | PAVEMENT EDGE DETAIL                                 |
|  | 25.  | CONCRETE PAVEMENT SECTIONS                           |
|  | 26.  | TRANSVERSE & LONGITUDINAL CONTRACTION JOINT          |
|  | 27.  | TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT |

32. DRIVE-THRU PLAN - FLUSH WITH FFE
33. DRIVE-THRU ISOMETRIC
34. DRIVE-THRU ORDER POINT ISLAND
35. MENU BOARD LOOP DETECTION SYSTEM
36. BUILDING DOWNSPOUT CONNECTION
37. CANOPY DOWNSPOUT CONNECTION
38. SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS)
39. THICKENED PAVEMENT AT STRUCTURES
40. STORM STRUCTURE WEEP HOLE
41. ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
42. TWO DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PLANS)
43. RELOCATED TRANSFORMER

49. FREE-STANDING ORDER POINT CANOPY (F2F)
50. FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY (OMD)
51. 50' RELOCATED FLAG POLE (REFER TO SIGNAGE PLANS)
52. LIGHT POLE AND BASE (REFER TO PHOTOMETRICS PLAN)
53. CONNECT TO EXISTING CURB
54. PARALLEL PARKING STALL (4' WHITE STRIPING)
55. SOLID 4' WHITE STRIPING ON ENDS WITH 4" WIDE STRIPES AT 3' O.C.
56. CONCRETE FLUME
57. RELOCATED BIKE RACK
58. RELOCATED IRRIGATION BACKFLOW PREVENTER

## SIGN LEGEND

- A. ACCESSIBLE PARKING SIGN - R7-8; 12" x 18" (TYP.)
  - B. ACCESSIBLE PARKING FINE SIGN - 6" x 12" (TYP.)
  - C. "VAN ACCESSIBLE" SIGN - R7-8P; 6" x 12" (TYP.)
  - D. "DO NOT ENTER" SIGN - R5-1; 24" x 24" (TYP.)
  - E. STOP SIGN - R1-1; 30" x 30" (TYP.)
  - F. CFA PEDESTRIAN CROSSING SIGN
  - G. FLAG POLE
  - H. CFA MONUMENT OR PYLON SIGN (REFRACE ONLY)
  - I. DIGITAL DRIVE-THRU MENU BOARDS
  - J. DRIVE-THRU CLEARANCE
  - K. NEW SINGLE CLEARANCE BARS (2EA)
- \*\*CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE  
FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS\*\***



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SEAL



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# CHICK-FIL-A

DEVELOPMENT PERMIT  
WASHINGTON CENTER F1 A3 B1 L2R  
CHICK-FIL-A - STORE #01291  
1301 E 120TH AVENUE  
THORNTON, CO 80233

FSU#01291

BUILDING TYPE: EXISTING

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #010014-01-214

ISSUED FOR	PERMIT
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DATE June 4, 2025

DRAWN BY: CB CHECKED BY: HE

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SHEET

SITE PLAN

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SHEET NUMBER

C-20

C-2.0

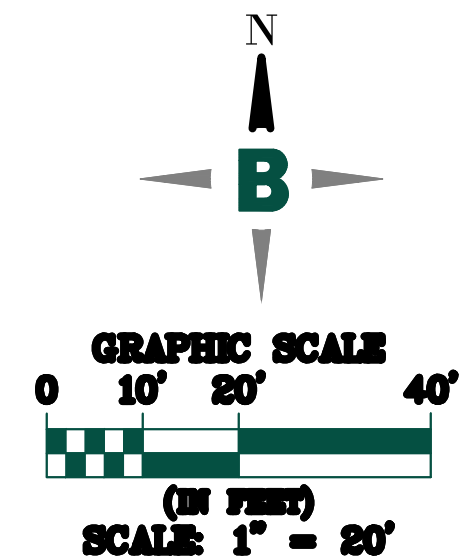




ALL SPOT ELEVATIONS  
REPRESENT FACE OF CURB  
UNLESS OTHERWISE NOTED

Diagram illustrating the gutter transition from a proposed curb and gutter to an existing curb and gutter. The diagram shows a cross-section of a road with a gutter. The gutter is labeled "GUTTER TRANSITION". The curb and gutter is labeled "CURB & GUTTER". The flow line is labeled "FLOW LINE". The ridge line is labeled "RIDGE LINE". The existing gutter is labeled "EXISTING GUTTER". The proposed gutter is labeled "PROPOSED GUTTER". The diagram shows the transition from a proposed curb and gutter to an existing curb and gutter, with labels for "CATCHING C&G" and "SPILLING C&G".

STORMWATER STRUCTURE TABLE				
STRUCTURE ID	STRUCTURE TYPE	RIM ELEV.	PIPE INVERTS	PIPE INFORMATION
A.1-CI	CDOT TYPE 4 INLET	RIM = 5321.21	OUT (N) = 5317.06	33 LF, 18" RCP @ 0.50%
A.2-CI	CDOT TYPE 4 INLET	RIM = 5320.25	IN (S) = 5316.89 OUT (N) = 5316.79	33 LF, 18" RCP @ 0.50% 62 LF, 18" RCP @ 0.50%
A.3-MH	48" MANHOLE	RIM = 5320.11	IN (S) = 5316.48 OUT (E) = 5316.38 IN (N) = 5316.48	62 LF, 18" RCP @ 0.50% 18 LF, 18" RCP @ 0.50% 14 LF, 18" RCP @ 0.50%
A.4-CI	CDOT TYPE 4 INLET	RIM = 5321.03	IN (W) = 5316.29 OUT (N) = 5316.19 IN (S) = 5317.12	18 LF, 18" RCP @ 0.50% 35 LF, 18" RCP @ 0.50% 18 LF, 8" HDPE @ 1.00%
A.5-XMH	EXISTING MANHOLE	RIM = 5320.70	IN (S) = 5316.02 OUT (E) = 5315.92	35 LF, 18" RCP @ 0.50% 36 LF, EXISTING 18" RCP @ 0.53%
B.1-CI	CDOT TYPE 4 INLET	RIM = 5320.37	OUT (S) = 5316.55	14 LF, 18" RCP @ 0.50%
C.1-CI	CDOT TYPE 4 INLET	RIM = 5319.02	OUT (N) = 5316.88	127 LF, EXISTING 18" RCP @ 0.35%
C.2-XCI	EXISTING CURB INLET	RIM = 5318.25	OUT (NW) = 5316.35 IN (S) = 5316.44 IN (SW) = 5317.27	72 LF, EXISTING 18" RCP @ 0.86% 127 LF, EXISTING 18" RCP @ 0.35% 51 LF, 8" HDPE @ 1.00%
C.3-CI	EXISTING JUNCTION BOX CONVERTED TO CDOT TYPE 4 INLET	RIM = 5320.00	IN (W) = 5315.51 IN (SE) = 5315.74	23 LF, EXISTING 18" RCP @ 0.48% 72 LF, EXISTING 18" RCP @ 0.86%
D.1-CC	CANOPY CONNECTION	RIM = 5318.53	OUT (N) = 5317.79	16 LF, 8" HDPE @ 1.00%
D.3-CC	CANOPY CONNECTION	RIM = 5318.34	OUT (W) = 5317.65	2 LF, 8" HDPE @ 1.00%
D.4-CO	CLEAN OUT		OUT (N) = 5317.62 IN (S) = 5317.62 IN (E) = 5317.62	16 LF, 8" HDPE @ 1.00% 16 LF, 8" HDPE @ 1.00% 2 LF, 8" HDPE @ 1.00%
D.5-CC	CANOPY CONNECTION	RIM = 5318.23	OUT (W) = 5317.49	2 LF, 8" HDPE @ 1.00%
D.6-CO	CLEAN OUT		OUT (N) = 5317.46 IN (S) = 5317.46 IN (E) = 5317.46	16 LF, 8" HDPE @ 1.00% 16 LF, 8" HDPE @ 1.00% 2 LF, 8" HDPE @ 1.00%
D.7-CC	CANOPY CONNECTION	RIM = 5318.08	OUT (W) = 5317.33	2 LF, 8" HDPE @ 1.00%
D.8-CO	CLEAN OUT		OUT (N) = 5317.30 IN (S) = 5317.30 OUT (E) = 5317.30	18 LF, 8" HDPE @ 1.00% 16 LF, 8" HDPE @ 1.00% 2 LF, 8" HDPE @ 1.00%
E.1-BC	BUILDING CONNECTION	RIM = 5316.78	OUT (N) = 5316.03	30 LF, 8" HDPE @ 1.00%
E.2-CO	CLEAN OUT		IN (W) = 5315.73 OUT (E) = 5315.73 IN (S) = 5315.73	36 LF, EXISTING 18" RCP @ 0.53% 21 LF, EXISTING 18" RCP @ 0.53% 30 LF, 8" HDPE @ 1.00%
E.3-BC	BUILDING CONNECTION	RIM = 5316.68	OUT (N) = 5315.93	31 LF, 8" HDPE @ 1.00%
E.4-CO	CLEAN OUT		IN (W) = 5315.62 OUT (E) = 5315.62 IN (S) = 5315.62	21 LF, EXISTING 18" RCP @ 0.53% 23 LF, EXISTING 18" RCP @ 0.48% 31 LF, 8" HDPE @ 1.00%
F.1-CC	CANOPY CONNECTION	RIM = 5318.99	OUT (E) = 5318.24	8 LF, 8" HDPE @ 1.00%
F.2-CO	CLEAN OUT	RIM = 5318.89	IN (W) = 5318.16 OUT (N) = 5318.16	8 LF, 8" HDPE @ 1.00% 19 LF, 8" HDPE @ 1.00%
F.3-CC	CANOPY CONNECTION	RIM = 5318.80	OUT (E) = 5318.05	8 LF, 8" HDPE @ 1.00%
F.4-CO	CLEAN OUT		IN (S) = 5317.97 OUT (N) = 5317.97 IN (W) = 5317.97	19 LF, 8" HDPE @ 1.00% 19 LF, 8" HDPE @ 1.00% 8 LF, 8" HDPE @ 1.00%
F.5-CC	CANOPY CONNECTION	RIM = 5318.61	OUT (E) = 5317.86	8 LF, 8" HDPE @ 1.00%
F.6-CO	CLEAN OUT		IN (S) = 5317.78 OUT (NE) = 5317.78 IN (W) = 5317.78	19 LF, 8" HDPE @ 1.00% 5 LF, 8" HDPE @ 1.00% 8 LF, 8" HDPE @ 1.00%



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DEVELOPMENT PERMIT  
WASHINGTON CENTER F1 A3 B1 L2R  
CHICK-FIL-A - STORE #01291  
1301 E 120TH AVENUE  
THORNTON, CO 80233

FSU#01291

BUILDING TYPE: EXISTING

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #010014-01-214

ISSUED FOR	PERMIT
DATE	June 4, 2025

DRAWN BY: CR    CHECKED BY: HB

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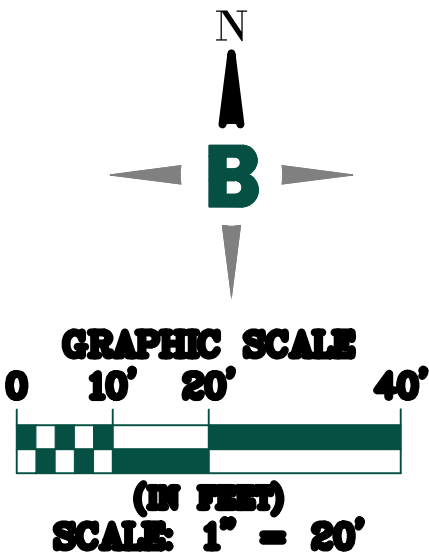
SHEET

## GRADING AND DRAINAGE PLAN

SHEET NUMBER

C-3.0





1	EXISTING GREASE TRAP TO REMAIN
2	EXISTING SANITARY SEWER LINES TO REMAIN
3	EXISTING DOMESTIC WATER LINE TO REMAIN
4	EXISTING WATER METER TO REMAIN
5	RELOCATED TRANSFORMER
6	RELOCATED UNDERGROUND ELECTRICITY SERVICE
7	RELOCATED BACKFLOW PREVENTER
8	PROPOSED WATER LINE RELOCATION
9	RELOCATED UNDERGROUND TELECOM LINE
10	EXISTING IRRIGATION VALVE TO REMAIN
11	EXISTING FIRE SERVICE WATER LINE TO REMAIN
12	EXISTING STORM INLET TO REMAIN
13	EXISTING CURB INLET CONVERTED TO CDOT TYPE R INLET.
14	EXISTING CURB INLET CONVERTED TO HS20 RATED MANHOLE
15	EXISTING JUNCTION BOX CONVERTED TO STORM INLET
16	EXISTING STORM MANHOLE TO REMAIN
17	EXISTING GAS LINE TO REMAIN
18	EXISTING UNDERGROUND ELECTRICITY SERVICE TO REMAIN
19	EXISTING UNDERGROUND TELECOM LINE TO REMAIN
20	EXISTING TELECOM BOX TO REMAIN
21	RELOCATED LIGHT POLE
22	EXISTING LIGHT POLE TO REMAIN AND BE REFITTURED, REFERENCE SHEET ES1.1.

## GENERAL UTILITY NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
4. ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS AND STANDARDS.
5. ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
7. ANY WATER/AND/OR SEWER CONNECTIONS MUST BE COORDINATED AND SUPERVISED BY THE APPROPRIATE UTILITY COMPANY. PLEASE GIVE 72 HOURS NOTICE FOR CONNECTIONS.

**NOTE: APPROXIMATE SEWER LINES LOCATIONS ARE BASED ON UTILITY PLANS BY MERRICK & COMPANY DATED 01/14/19 AND SITE VISIT CONDUCTED ON 06/30/24. CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.**



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1301 E 120TH AVENUE  
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FSU#01291

BUILDING TYPE: EXISTING

REVISION SCHEDULE		
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CONSULTANT PROJECT #010014-01-214

ISSUED FOR	PERMIT
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DATE June 4, 2025

DRAWN BY: CR CHECKED BY: HE

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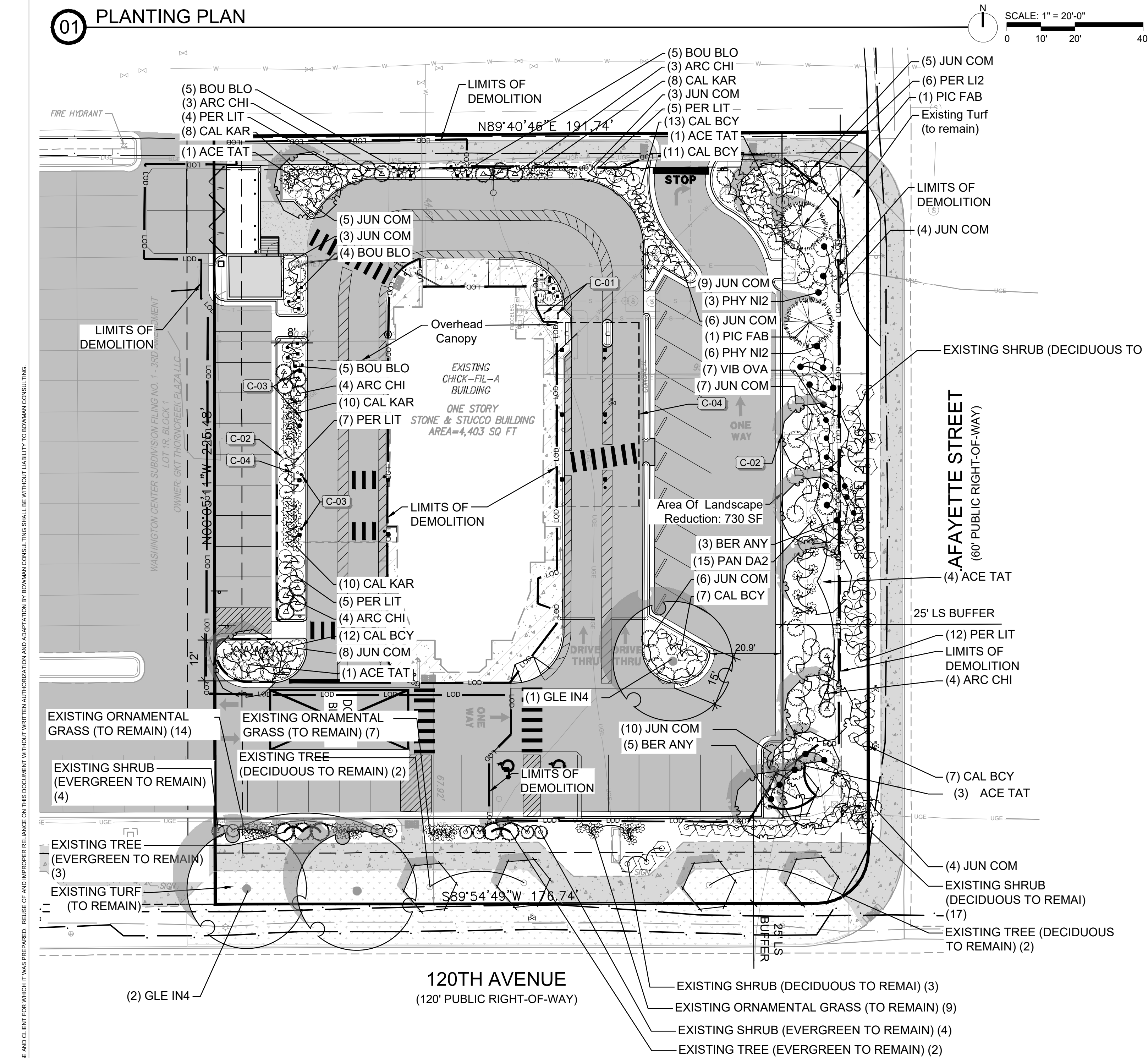
**SHEET**

## UTILITY PLAN

SHEET NUMBER

PS-1.0





- 03 KEY NOTES**
- C-01** BIKE RACKS (SEE CIVIL)
  - C-02** LIGHT POLE AND BASE (SEE CIVIL)
  - C-03** CONC. BOLLARD (SEE CIVIL)
  - C-04** METAL OVERHEAD CANOPY (SEE CIVIL)



June 13, 2023  
FILE PATH: \\010014 - Chick-fil-A\\010014-01214 (ENG) - C:\Users\Washington\Documents\010014-01214 (ENG) - L.P.ENG  
01 - THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

**04 LANDSCAPE MATRIX (Landscape Requirements)**

LANDSCAPE MATRIX (Landscape Area Requirements)				
Required				
Requirement	Gross Area SF	Required Area SF	Provided SF or LF	Formula
20% of Gross	43,280	8,652	9,595	
75% of min. Landscape Area shall be plant material		6,489	10,076 *	1 TE / 600sf
Parking lots	2 TE per parking island			n/a *(<50 stalk)
Streets	1.5 TE per 501.7		420	1.5/501
Mitigation of Existing Demo Trees				
27.0 TE Required				
34.1 TE Required to be offset with Total TEs				
61.1 Overall Total TE Required (base code + mitigation)				
Provided				
Existing Trees (to Remain in Place)				TE Provided
Proposed Trees				23.0
Existing Shrubs (to Remain in Place)				15.0 TE in NEW trees provided
Proposed Shrubs/Orn. Grass				5.5 TE in EXISTANT 5/1 gal provided 21.0 TE in NEW 5gal/1gal provided
64.50 Total TE Provided				

Tree equivalent (TE) means one two-inch caliper or one six-foot tall clump deciduous tree or one six-foot tall evergreen tree or ten No. 5 container size evergreen or deciduous shrubs or 20 No. 1 container size woody ground covers or ornamental grasses or sixty four-inch pots or other substitutions as may be allowed in the development permit process.  
\* This represents the total SF of landscaped area including within ROW. This number is for informational purposes only (not required).

**02 PLANT SCHEDULE**

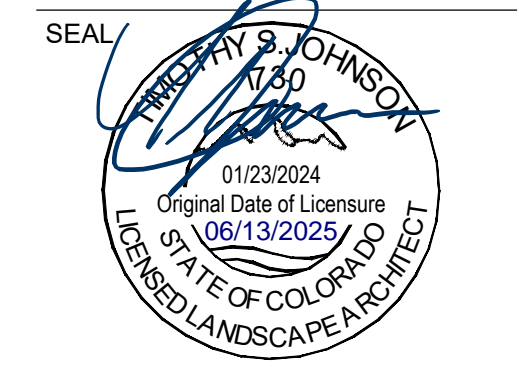
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	TREE EQUIVALENT
<b>EXISTING TREES</b>						
		EXISTING TREE (DECIDUOUS TO REMAIN)	various (see plan labels)	4		18.0
		EXISTING TREE (EVERGREEN TO REMAIN)	various (see plan labels)	5		5.0
<b>DECIDUOUS TREES</b>						
	ACE TAT	ACER TATARICUM TATARIAN MAPLE	2" cal. B&B	10	Medium	10.0
	GLE IN4	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	2" cal. B&B	3	Low - Medium	3.0
<b>EVERGREEN TREES</b>						
	PIC FAB	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE	6' HT B&B	2	Medium	2.0
<b>EXISTING SHRUBS</b>						
		EXISTING SHRUB (DECIDUOUS TO REMAI)	#5 gal eq.	32		3.2
		EXISTING SHRUB (EVERGREEN TO REMAIN)	#5 gal eq.	8		0.8
		EXISTING ORNAMENTAL GRASS (TO REMAIN)	#1 gal eq.	30		1.5
<b>DECIDUOUS SHRUBS</b>						
	BER ANY	BERBERIS THUNBERGII 'ATROPUPUREA' REDLEAF JAPANESE BARBERRY	5 GAL.	8	Low - Medium	0.8
	PER L12	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5 GAL.	8	Very low	0.8
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5 GAL.	33	Very low	3.3
	PHY N12	PHYSCARPUS OPULIFOLIUS 'DIABLO' DIABLO NINEBARK	5 GAL.	9	Low - Medium	0.9
	VIB OVA	VIBURNUM PRUNIFOLIUM 'OVAZAM' OVATION BLACKHAW VIBURNUM	5 GAL.	7	Low - Medium	0.7
<b>ORN. GRASS</b>						
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	23	Low	1.1
	CAL BCY	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	1 GAL.	50	Medium	2.5
	CAL KAR	KARL FOERSTER KARL FOERSTER FEATHER REED GRASS	1 GAL.	36	Low - Medium	1.8
	PAN DA2	PANICUM VIRGATUM 'DALLAS BLUES' DALLAS BLUES SWITCH GRASS	1 GAL.	15	Low - High	0.7
<b>SHRUBS EVERGREEN</b>						
	ARC CHI	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MOCK BEARBERRY MANZANITA	5 GAL.	18	Low - Medium	1.4
	JUN COM	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' COMPACTA PFITZER JUNIPER	5 GAL.	70	Low - Medium	7.0
38.0 SUBTOTAL TREES (TE)						
5.5 SUBTOTAL EXISTING SHRUBS/ORN. GRASS (TE)						
64.5 GRAND TOTAL TREES/SHRUBS/ORN. GRASS (TE)						
		EX TURF TO REMAIN / ON SITE, EXISTING TURF PROTECT IN PLACE, REPAIR / REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.				
		RIVER ROCK MULCH: SAMPLE OR ROCK MULCH TO BE PROVIDED TO OWNER AND ARCHITECT FOR APPROVAL. 1-1/2" FOOTHILLS ROVER ROCK (AS MANUFACTURED BY PIONEER SAND AND GRAVEL OR APPROVED REGIONAL EQUAL. SIZE: 1-1/2". DEPTH: 3".				

- LANDSCAPE NOTES:
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONSTRUCTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
  - CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SEEDING MATERIALS.
  - CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
  - NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BRANDS. SEE DETAILS SHEET L2.0
  - DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
  - WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0
  - ALL EMITTERS PER IRRIGATION PLAN.
  - ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
  - SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
  - RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.
  - ALL LANDSCAPE PLANT MATERIALS REQUIRE ADEQUATE COVERAGE OF BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION CONSTRUCTION PLANS ARE REQUIRED WITH THE CIVIL CONSTRUCTION PLANS.
  - REQUIRED MINIMUM SOIL AMENDMENT FOR ALL LANDSCAPE AREAS = 4 CY/1000 SF (6CY/1000SF FOR PARKS AND CITY MAINTAINED AREAS). LIST TOTAL CY REQUIRED FOR PROJECT, INCLUDING RIGHT - OF-WAY (ROW) LANDSCAPE AREA THAT IS OUTSIDE PROPERTY BOUNDARY. ADD NOTE THAT CITY OF THORNTON (COT) 'AFFIDAVIT OF SOIL AMENDMENT INSTALLATION' IS REQUIRED FROM CONTRACTOR. STATE MULCH TYPE(S), SIZE AND DEPTH.
  - STEEL BED EDGING, RYERSON OR APPROVED EQUAL.
  - IRRIGATION: IRRIGATION PLANS WILL BE PREPARED SEPARATELY AS PART OF CONSTRUCTION DOCUMENTS.
  - PERMANENT, UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS.
  - TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS.
  - CONTROLLER TO INCLUDE RAIN SHUT-OFF.
  - HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
  - PROPERTY OWNER OR ASSIGNS OR OWNERS ASSOCIATION MAINTAINS THE LANDSCAPED AREAS, INCLUDING ANY ADJACENT ROW LANDSCAPE.
  - A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND COT LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.



Chick-fil-A

Chick-fil-A  
5200 Buffington Rd  
Atlanta, GA 30349-2998



**CHICK-FIL-A**  
120TH & WASHINGTON FSU  
1301 120TH AVENUE  
THORNTON, CO 80233

**FSU#01291**  
BUILDING TYPE: EXISTING

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT #010014-01-214

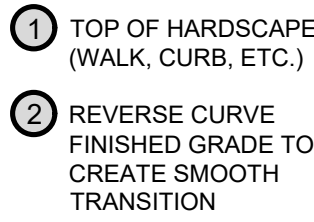
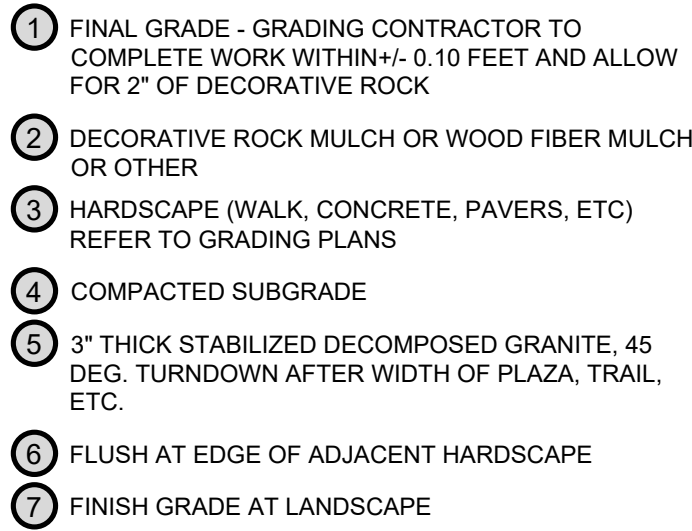
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DATE	JUNE 2024
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SHEET

LANDSCAPE PLAN  
SHEET NUMBER

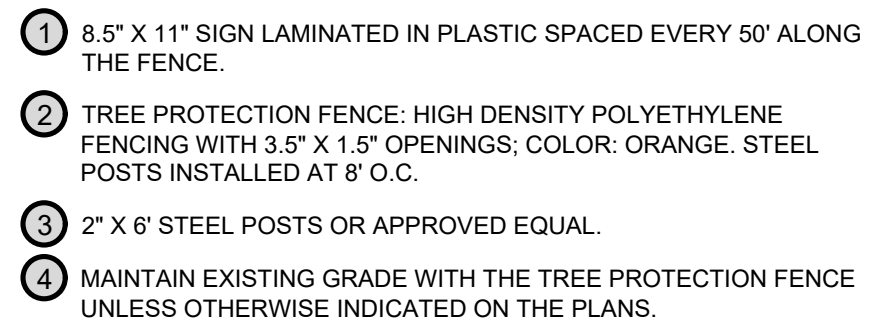
L1.0





NOTES:

1. ALL EARTHWORK TO BE PLACED AND WORKED SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS AND STRUCTURES.
2. GRADE ALL MATERIAL TO FINISHED GRADE.
3. REVERSE GRADE EARTH WORK TO CREATE SMOOTH TRANSITIONS BETWEEN SLOPES.



NOTES:

1. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
2. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

1" = 1'-0"

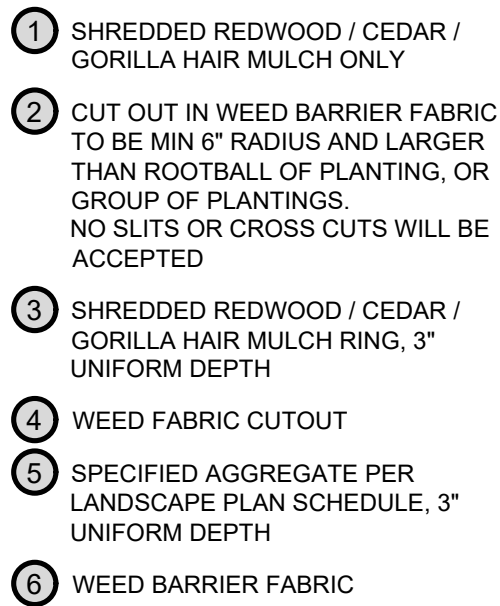
P-CH1-27

$$1'' = 1'-0''$$

P-CH1-05

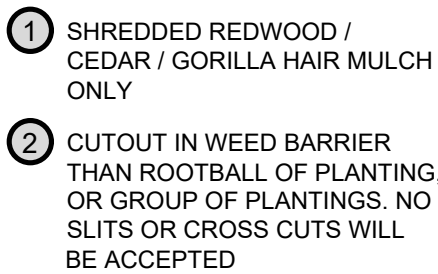
1/4" = 1'-0"

P-CH1-35



NOT TO SCALE

31-18



**NOTES:**

1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. EMENDED BACILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE ON THE PLANT.

**5**

NOT TO SCALE

07-36



**CHICK-FIL-A**  
120TH & WASHINGTON FSU  
1301 120TH AVENUE  
THORNTON, CO 80233

FSU#01291

BUILDING TYPE: EXISTING

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**SHEET**

## DETAILS PLANTING

SHEET NUMBER

## L3.0



01 GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH CIVIL AND DESIGN TEAM PRIOR TO COMPLETION.
2. LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRCTON OPERATIONS.
3. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES, AND SITE LAYOUT.
4. PLANT QUANTITIES ARE FOR INFORMATION ONLY, DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RSPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
5. TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS, AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF THORNTON, COLORADO, AND THE LANDSCAPE ARCHITECT.
8. STEEL LANDSCAPE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING TURFT AREAS AS NOTED ON LANDSCAPE PLANS.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
10. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES, AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OT THE CONTRACT.
11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

02 LANDSCAPE NOTES

SOIL

1. REQUIRED MINIMUM SOIL AMENDMENT FOR ALL LANDSCAPE AREAS, INCLUDING ALL PLANTING BED AND SOD AREAS, IS 4 CY/1000 SF. 191 CY REQUIRED FOR PROJECT, INCLUDING RIGHT-OF-WAY (ROW) LANDSCAPE AREA THAT IS OUTSIDE PROPERTY BOUNDARY.
2. AMEND SOIL WITH CLASS I COMPOST.
3. COMPOST MUST BE TILLED INTO SOIL TO A MINIMUM DEPTH OF 6"-8".
4. CITY OF THORNTON (COT)' AFFIDAVIT OF SOIL AMENDMENT INSTALLATION' IS REQUIRED FROM CONTRACTOR.

RIVER ROCK MULCH

5. WASHED RIVER ROCK WITH A MINIMUM 3" DEPTH, ¾" DIAMETER MINIMUM OVER LANDSCAPE FABRIC.
6. DO NOT USE FABRIC UNDER PERENNIALS.

EDGING

7. ALL EDGING SHALL BE ¾" X 5 ½" GREEN PAINTED, RYERSON OR APPROVED EQUAL.
8. RYERSON EDGING WITH MILLED EDGE AND ANCHOR STAKES PER MANUFACTURERS SPECIFICATIONS OR APPROVED EQUAL.

IRRIGATION

9. PERMANENT, UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS.
10. TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS.
11. CONTROLLER TO INCLUDE RAIN SHUNT-OFF.
12. INDICATE THAT HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.

MAINTENANCE

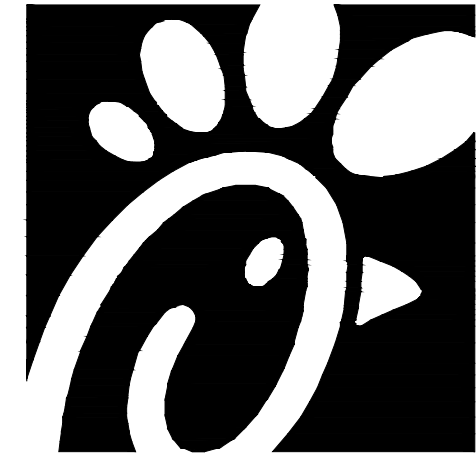
13. THE PROPERTY OWNER OR OWNER'S ASSOCIATION IS TO MAINTAIN THE LANDSCAPED AREAS, INCLUDING ANY ADJACENT ROW LANDSCAPE.

PRE-CONSTRUCTION MEETING

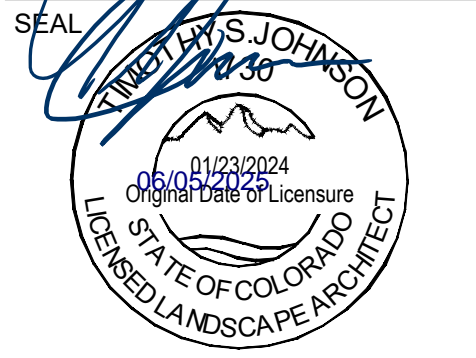
14. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND COT LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.
15. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO THE START OF IRRIGATION AND LANDSCAPING. ALL FEES AND TAXES MUST BE PAID PRIOR TO THE PRE-CONSTRUCTION MEETING.

03 EXISTING TREE EQUIVALENTS & MITIGATION

EXITSING TREE EQUIVALENTS (TE) & MITIGATION REQUIREMENTS									
Landscape Area	Tree	Condition	Caliper	Ht.	TE	Remain	TE		TE
							To Remain	Demo	Mitigation Req.
120th Avenue	Evergreen (JUNspp)	Good		6	1.0	X	1.0		
120th Avenue	Evergreen (JUNspp)	Good		6	1.0	X	1.0		
120th Avenue	Evergreen (JUNspp)	Good		6	1.0	X	1.0		
120th Avenue	Deciduous (GLETRI)	Good	8		4.0	X	4.0		
120th Avenue	Deciduous (GLETRI)	Good	6		3.0	X	3.0		
120th Avenue	Evergreen (JUNspp)	Good		6	1.0	X	1.0		
120th Avenue	Evergreen (JUNspp)	Good		6	1.0	X	1.0		
120th Avenue	Deciduous (GLETRI)	Good	12		6.0	X	6.0		
120th Avenue	Deciduous (GLETRI)	Good	10		5.0	X	5.0		
Lafayette Street	Deciduous (FRAspp)	Poor	12		0.0		0.0	X	0.0
Lafayette Street	Deciduous	Good	8		4.0	X		X	4.0
Lafayette Street	Deciduous	Good	10		5.0	X		X	5.0
Lafayette Street	Evergreen (JUNspp)	Good		6	1.0			X	1.0
Lafayette Street	Evergreen (JUNspp)	Good		6	1.0			X	1.0
Lafayette Street	Evergreen (JUNspp)	Good		6	1.0			X	1.0
Lafayette Street	Deciduous (FRAspp)	Poor	12		0.0			X	0.0
Lafayette Street	Deciduous	Okay	5		1.9			X	1.9
Lafayette Street	Deciduous	Okay	5		1.9			X	1.9
Lafayette Street	Deciduous	Okay	5		1.9			X	1.9
Lafayette Street	Evergreen (PICABI)	Good		15	2.5			X	2.5
Lafayette Street	Evergreen (PICABI)	Good		15	2.5			X	2.5
Building Area	Deciduous	Good	12		6.0			X	6.0
Parking Area	Deciduous	Good	4		2.0			X	2.0
Parking Area	Deciduous	Good	5		2.5			X	2.5
Existing Tree TE Total					57.1	TE to Remain Total	23.0	TE to Demo Total	34.1



Chick-fil-A  
5200 Buffington Rd  
Atlanta, GA 30349-2998



CHICK-FIL-A  
120TH & WASHINGTON FSU  
1301 120TH AVENUE  
THORNTON, CO 80233

FSU#01291  
BUILDING TYPE: EXISTING

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #010014-01-214	
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DRAWN BY	GM

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SHEET

DETAILS PLANTING

SHEET NUMBER

L3.1



Know what's below.  
Call before you dig.



FOR DP REVIEW ONLY

EQUIPMENT SCHEDULE	
(X0.3)	<b>BOLLARD SLEEVE</b> SUPPLIER: G.C. MODEL NUMBER: 1736YRS - EAGLE 6" 6-7/8" ID, 7-3/8" OD, 56"H, COLOR: SAFETY YELLOW W/ REFLECTIVE RED STRIPE, HIGH-DENSITY POLYETHYLENE (HDPE) CONSTRUCTION WITH UV INHIBITORS; SLIDE-ON & TRIM PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
(X0.9)	<b>LED DECK LIGHT</b> SUPPLIER: CANOPY MANUFACTURER LEGACY LED CANOPY LIGHT; CRUS SC LED LW 30 UE WHY OVERHEAD LED LIGHT PREMOUNTED TO CANOPY PER MANUFACTURER'S GUIDELINES. 15-15/16" L X 15-15/16" D X 7-1/8" H, STANDARD SYMMETRIC LIGHT DISTRIBUTION; 300K LIGHT TEMPERATURE; G.C. RESPONSIBLE FOR ELECTRICAL CONNECTIONS.
(X0.12)	<b>OVERHEAD GAS HEATER</b> SPACE-RAY-WB50, 48"L X 13.37"W X 9.5"H MUST BE MORE THAN 8' ABOVE GROUND; MUST BE MIN 4' BETWEEN CENTER OF HEATER TO CENTER OF FAN.
(X0.13)	<b>OVERHEAD HEATER MOUNTING INFO</b> BY CANOPY MANUFACTURER STEEL TUBE AND PLATE FOR MOUNTING HEATER TO TIER 3 CANOPY. BRACKET SIZE / EXTENSION LENGTH DEPENDENT ON POSITIONING HEATER ABOVE TM WALKWAY. FINISH TO MATCH CANOPY; INSTALL PER MANUFACTURER'S DRAWINGS.
(X0.16)	<b>MOUNTED FAN</b> SUPPLIER: TOM BARROW COMPANY (CONTACT SCOTT GEORGE PH#404-351-1010 SGEORGE@TOMBARROW.COM) TPI CORP - U18TE-HD 22-1/2" DIAMETER, BLACK FINISH; 10' CORD; TOTALLY ENCLOSED; CORROSION AND DENT PROOF HOUSING. 120V, 1 PHASE, 3 SPEED MOTOR. MOUNT TO WALLS, COLUMNS OR CANOPY CEILING PER MANUFACTURER'S INSTRUCTIONS.
(X0.19)	<b>CLEARANCE TEXT</b> SUPPLIER: CANOPY MANUFACTURER; 5'-0" CLEARANCE TEXT; METALLIC VINYL NUMBERS. TEXT HEIGHTS VARY BY CANOPY - SEE SHOPS FOR COMPONENT AND DIMENSION INFO. CANOPY VENDOR TO INSTALL.
(X0.29)	<b>OVERHEAD ELECTRIC HEATER</b> SUPPLIER: BROMIC HEATING RE: ELECTRICAL PLANS 56"L X 8.5"D X 3.5"H, BLACK HIGH TEMPERATURE COATING FINISH; CEILING OR WALL MOUNTED; HORIZONTALLY FACING 30° TO GROUND. SEE CANOPY MANUFACTURER'S SHOP DRAWINGS. TOP OF HEATER TO BE MIN 12" TO BOTTOM OF DECK. MUST BE MORE THAN 8' ABOVE GROUND; MUST BE MIN 4' BETWEEN CENTER OF HEATER TO CENTER OF FAN.

NOTE:  
1. ALLOW 4'-0" MIN. BETWEEN LIGHTS/FANS  
AND HEATERS.  
2. UTILITIES SHALL BE FED OVERHEAD ON  
EXISTING BLDGS.  
3. INSTALL FLASHING AT ALL WINDOW  
CONDITIONS. SEE 4ASPT.1.1  
4. ALL FOOTINGS TO BE BELOW GRADE.  
5. DO NOT UNDERMINE EXISTING BUILDING  
FOUNDATION.  
6. DRAINAGE TO BE BELOW GRADE WHEN  
POSSIBLE PER SITE CONDITIONS; TIE INTO  
EXISTING UTILITIES.  
7. G.C. TO VERIFY METHOD OF DRAINAGE  
ON CANOPY SHOP DRAWINGS.  
8. G.C. TO PATCH AND REPAIR WALL  
AFFECTED BY DEMOLITION.  
FINISH TO MATCH EXISTING.  
9. XY DIMENSION SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY FROM  
FACE OF FINISH TO COLUMN CENTERLINE.  
G.C. TO CONFIRM DIMENSIONS WITH CIVIL  
PLANS AND FIELD VERIFY EXACT  
LOCATIONS. G.C. TO NOTIFY CHICK-FIL-A  
PROJECT TEAM IF CANOPY LOCATION  
CHANGES AND IMPACTS OTHER  
CONSTRUCTIONS RELATED CONDITIONS.

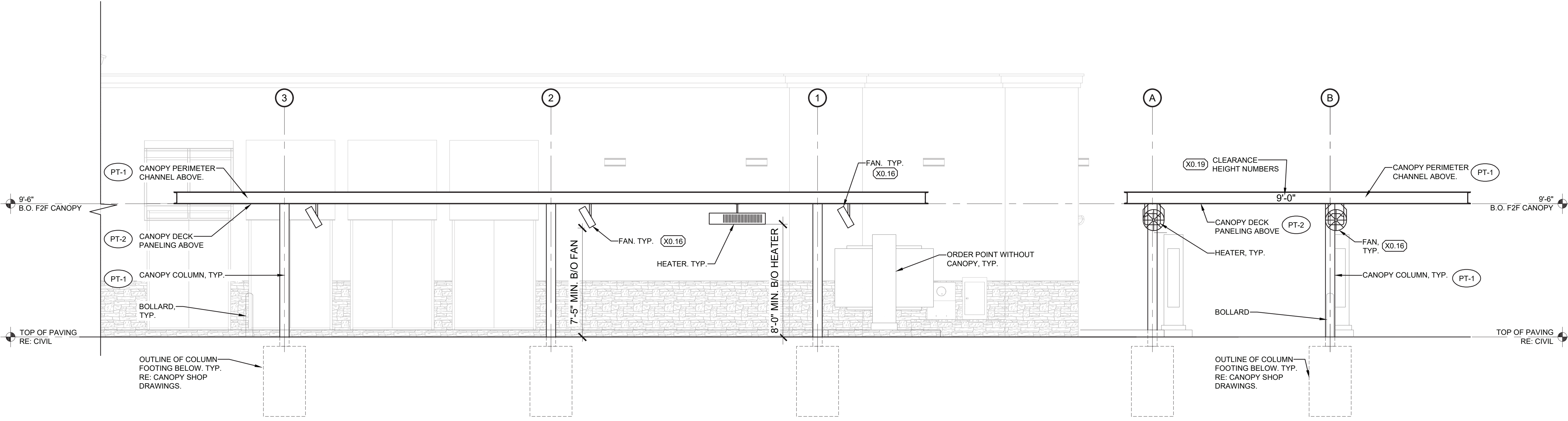
LEGEND  
(XXXX) FINISH TAG.  
(XXXX) EQUIPMENT TAG.

NOTE:  
REFER TO CFA'S OMD SERVICE & SAFETY  
GUIDELINES AS WELL AS CFA'S OMD G.C.  
INSTALL GUIDE FOR REFERENCE.

EXPOSED PIPING FINISHES:  
ANY EXPOSED GAS OR ELECTRICAL  
CONDUIT SHALL BE FINISHED, PAINTED  
BLACK TO MATCH ADJACENT MATERIAL.

EXTERIOR FINISH SCHEDULE:  
PT-1 CANOPY PRE-FINISHED METALS  
(ALUMINUM FASCIA, STEEL COLUMNS)  
DURA COAT, DC19S02703  
DARK BRONZE, OIL RUBBED BRONZE  
METALLIC TEXTURE PVD  
PT-2 CANOPY METAL DECKING  
SMOOTH WHITE, HIGH GLOSS

CANOPY EQUIPMENT SPEC NOTES:  
REFER TO CANOPY MANUFACTURER CUTSHEET FOR  
HEATERS, FANS, CANOPY LIGHTS, PERMANENT BOLLARD &  
SLEEVE, AND 5'-0" CLEARANCE TEXT SPECIFICATIONS.



2 CANOPY SIDE ELEVATION  
1/4"=1'-0"

3 CANOPY REAR ELEVATION  
1/4"=1'-0"



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

INTERPLAN  
INTERPLAN LLC  
AR99238  
CA 8660

ARCHITECTURE  
ENGINEERING  
PERMITTING

220 E. CENTRAL PKWY, STE 4000  
ALTIMONTE SPRINGS, FL 32701  
407.645.3008

SEAL:



CHICK-FIL-A  
120TH AND WASHINGTON  
1301 E 120TH AVE  
THORNTON, CO 80233

FSR#01291

BUILDING TYPE / SIZE: S97-108  
RELEASE: PRINTED FOR PERMIT

REVISION SCHEDULE	
NO.	DATE DESCRIPTION
1	12/17/24 BUILDING COMMENTS

CONSULTANT PROJECT # 2024.0433  
DATE JULY 2024  
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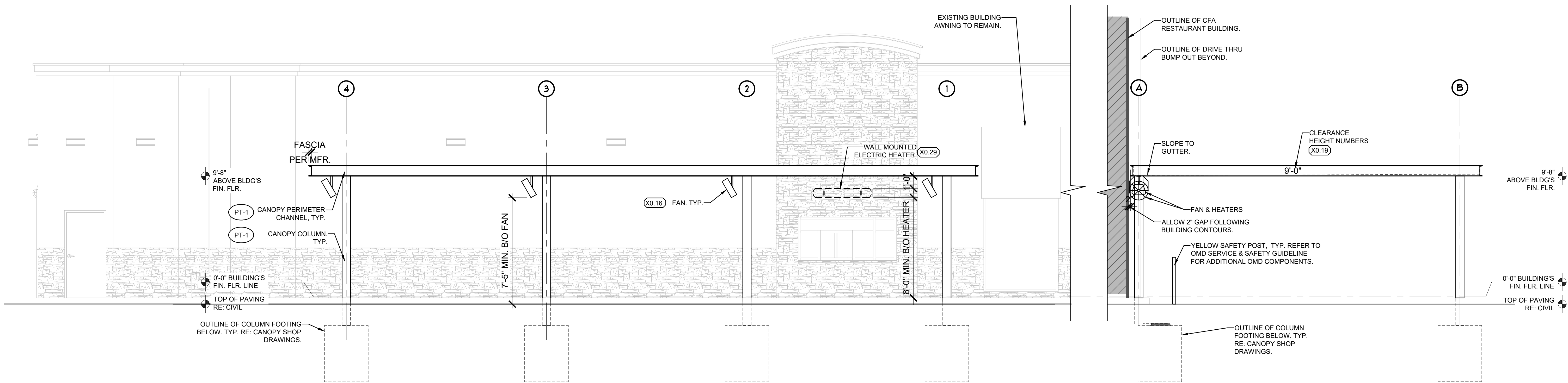
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SHEET ARCHITECTURAL SITE PLAN - F2F CANOPY

SHEET NUMBER

ASP-1.0

FOR DP REVIEW ONLY



2 OMD CANOPY SIDE ELEVATION  
1/4"=1'-0"

3 OMD CANOPY REAR ELEVATION  
1/4"=1'-0"



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

INTERPLAN  
INTERPLAN LLC  
AR99238  
CA 8660

ARCHITECTURE  
ENGINEERING  
PERMITTING

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ALTAMONTE SPRINGS, FL 32701  
407.645.5008

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120TH AND WASHINGTON  
1301 E 120TH AVE  
THORNTON, CO 80233

FSR#01291

BUILDING TYPE / SIZE: SS7-108  
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DRAWN BY SN  
CHECKED BY JF

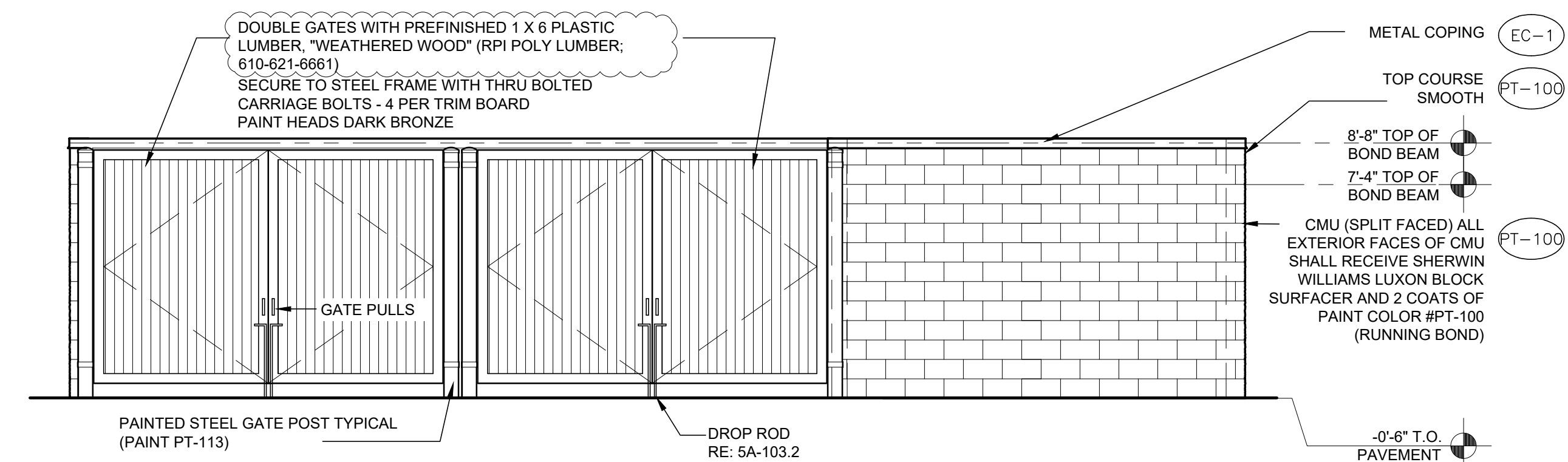
INFORMATION CONTAINED ON THIS DRAWING AND IN ALL DIGITAL FILES PRODUCED FOR ABOVE NAMED PROJECT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES

SHEET  
ARCHITECTURAL SITE PLAN -  
OMD CANOPY

SHEET NUMBER

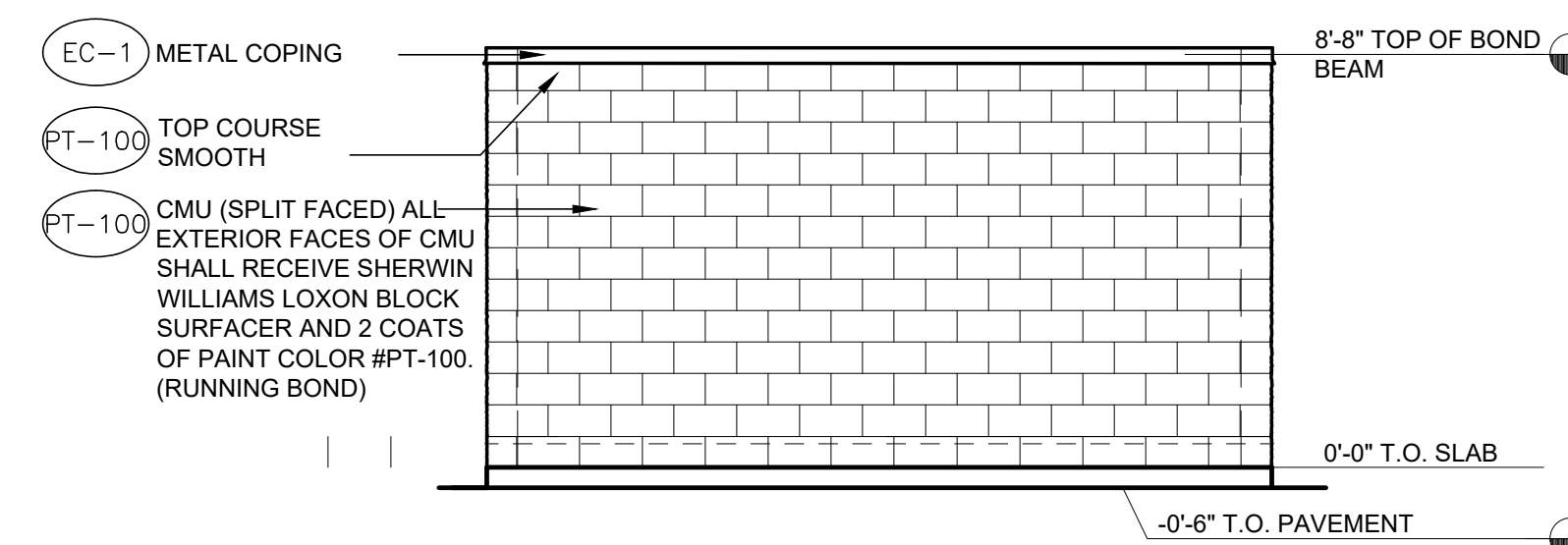
ASP-1.1

**FOR DP REVIEW ONLY**

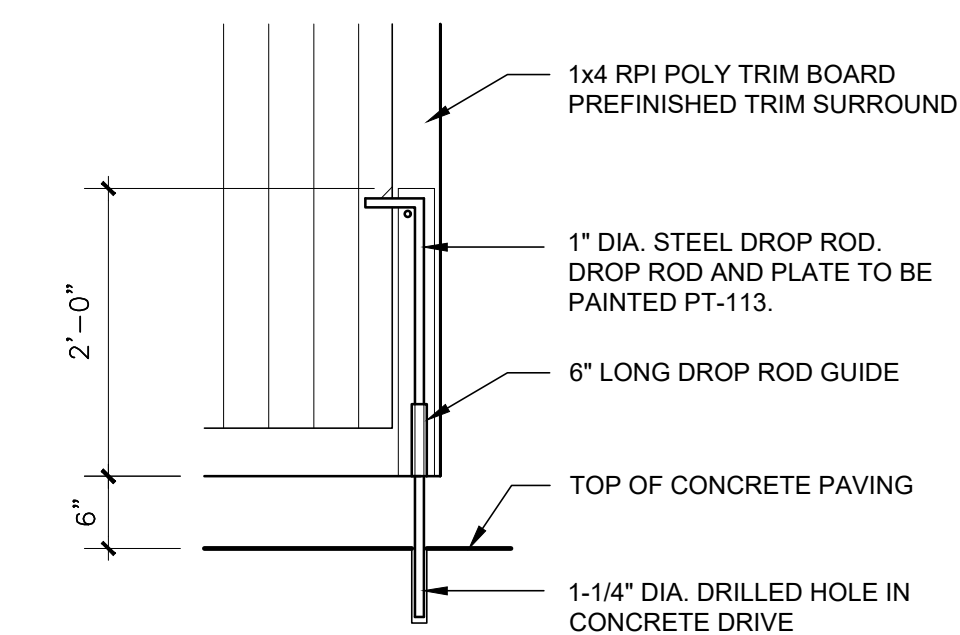


**3 FRONT ELEVATION**

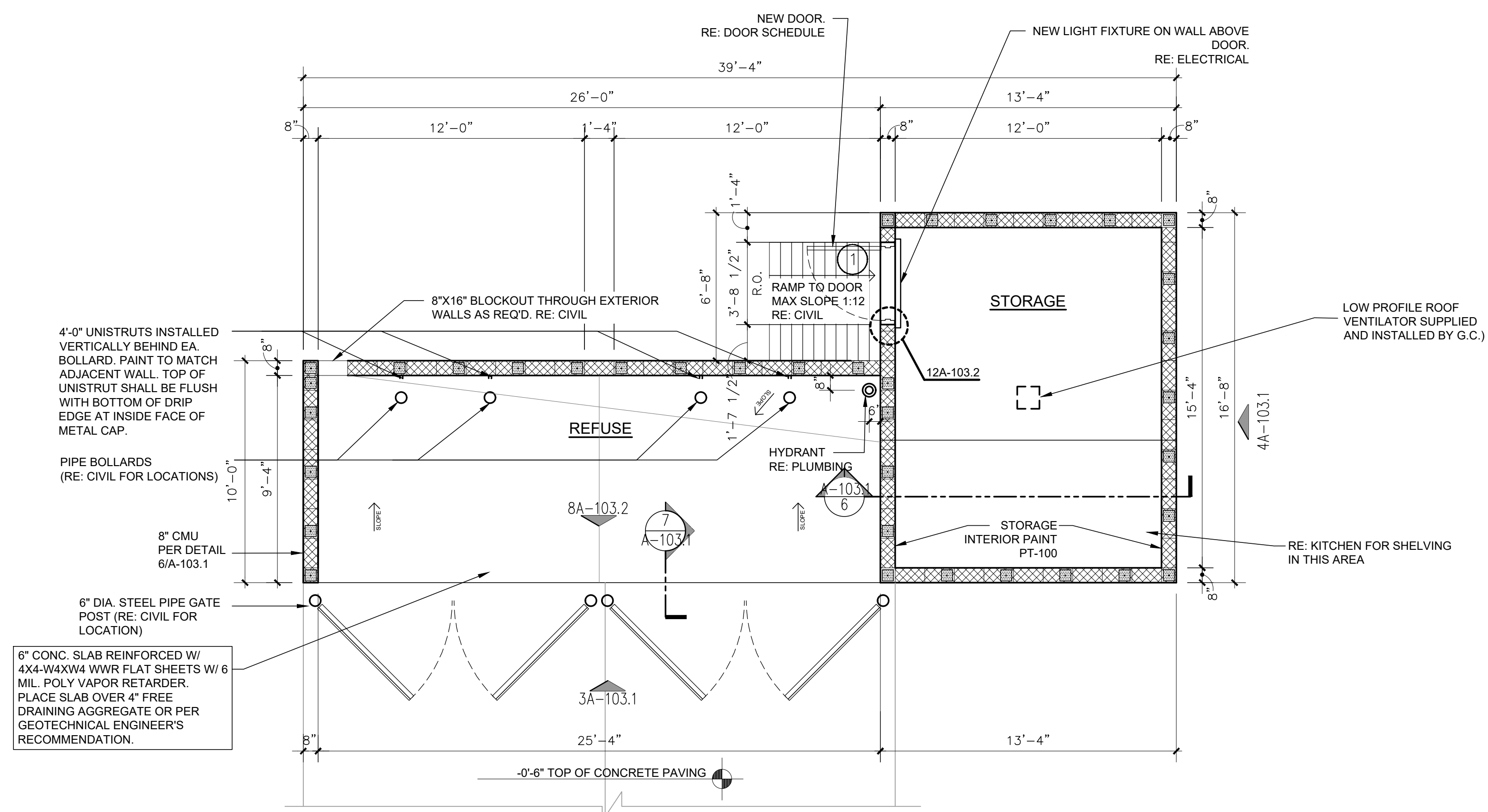
$1/4'' = 1'-0''$



### 4 STORAGE SIDE ELEVATION

$$1/4'' = 1'-0''$$


### **5 DROP ROD DETAIL**

$$3/4'' = 1' - 0''$$


## 2 FLOOR PLAN

$$1/4'' = 1'-0''$$


**Chick-fil-A**  
**5200 Buffington Road**  
**Atlanta, Georgia**  
**30349-2998**



LR99238  
CA 8660

CHITECTURE  
GINEERING  
PERMITTING

20 E. CENTRAL PKWY, STE 4000  
 ALTAMONTE SPRINGS, FL 32701  
 407.645.5008

REAL:

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OR CONSTRUCTION.

**CHICK-FIL-A**  
**120TH AND WASHINGTON**

1301 E 120TH AVE  
THORNTON, CO 80233

**FSR#01291**

BUILDING TYPE / SIZE: S97-108  
RELEASE: -  
PRINTED FOR  
**PERMIT**

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

[illegible]

CONSULTANT PROJECT #	2024.0433
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DATE JULY 2024  
DRAWN BY SN

CHECKED BY JF

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SHEET  
REFUSE ENCLOSURE

REF USE ENCLOSURE

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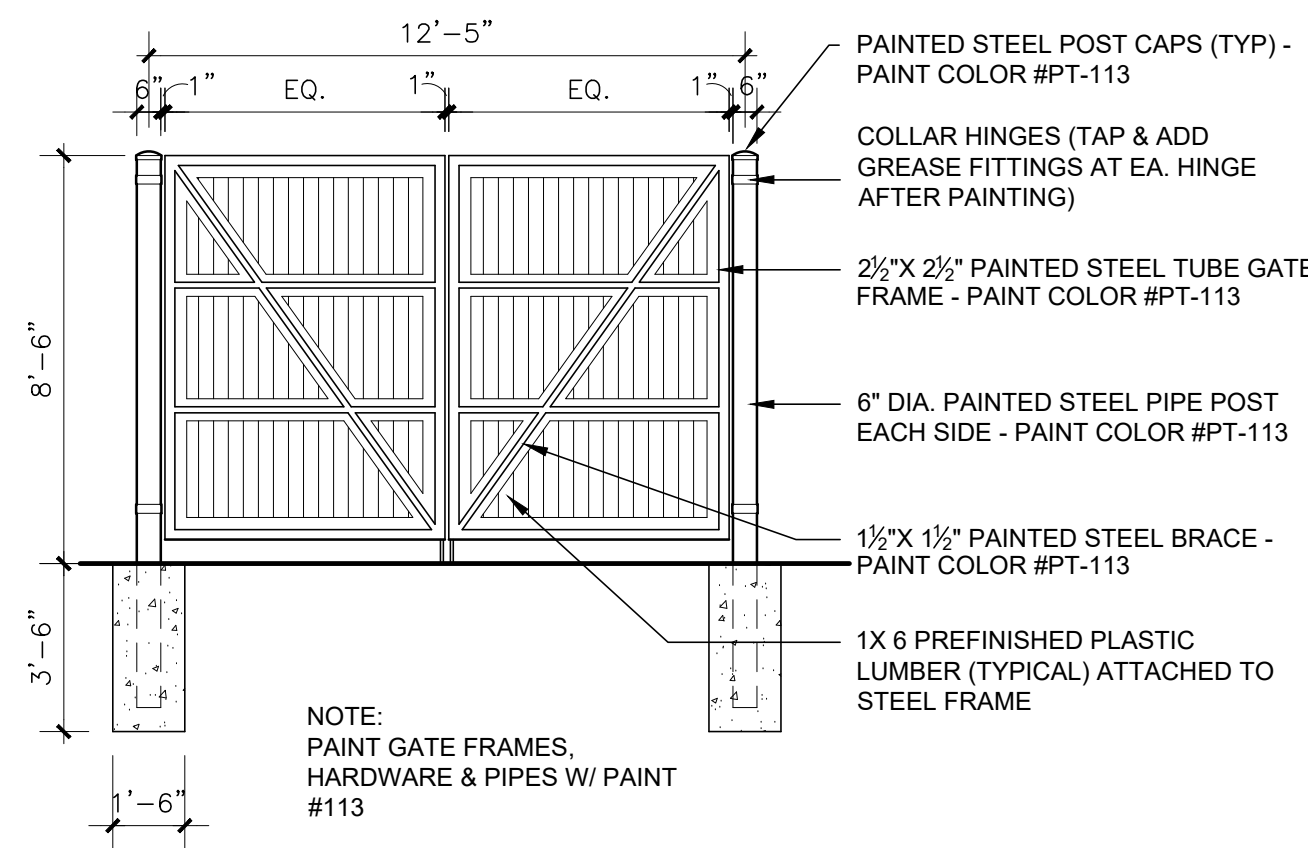
SHEET NUMBER

**A 102 1**

## A-103.1



FOR DP REVIEW ONLY



8 TYPICAL DOUBLE GATE ELEVATION  
1/4" = 1'-0"

3	REFUSE ENCL. FINISH SCHEDULE
EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS COLOR - DARK BRONZE (MATTE)
PT-100	INTERIOR STORAGE AND INTERIOR REFUSE WALLS SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 SW 2807 "ROOKWOOD" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
PT-31A	PRIMARY INTERIOR STORAGE CEILING PAINT SHERWIN WILLIAMS, #SW7011 "NATURAL CHOICE"; PRO MAR 200 ZERO VOC PAINT; FINISH: FLAT (SEMI-GLOSS ON HARDIE PANEL)
PT-113	EXTERIOR PAINT DOOR & MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
PT-200	EXTERIOR PAINT REFUSE WALLS SHERWIN WILLIAMS, #SW1943 "MOONGLOW" SEMI-GLOSS FINISH



Chick-fil-A

Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

INTERPLAN  
INTERPLAN LLC

AR99238  
CA 8660

ARCHITECTURE  
ENGINEERING  
PERMITTING

220 E. CENTRAL PKWY., STE. 4000  
ALTIMONTE SPRINGS, FL 32701  
407.645.5008

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CHICK-FIL-A  
120TH AND WASHINGTON

1301 E 120TH AVE  
THORNTON, CO 80233

FSR#01291

BUILDING TYPE / SIZE: S97-108  
RELEASE:  
PRINTED FOR  
PERMIT

REVISION SCHEDULE  
NO. DATE DESCRIPTION


CONSULTANT PROJECT # 2024.0433  
DATE JULY 2024  
DRAWN BY SN

CHECKED BY

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SHEET  
REFUSE ENCLOSURE  
DETAILS

SHEET NUMBER

A-103.2



3



**Erinn Rogowski**

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**From:** Patrick O. [REDACTED]  
**Sent:** Saturday, August 9, 2025 11:00 AM  
**To:** Erinn Rogowski  
**Cc:** Charlie Wagner; citydevelopment  
**Subject:** (External) Opposition to Proposed Additional Drive-Through Lane at Chick-fil-A – 1301 East 120th Avenue

Dear Planning Commission Members,

I am writing to express my opposition to the proposed construction of another drive-through lane at the existing Chick-fil-A located at 1301 East 120th Avenue. A second drive-through lane already exists so this proposal is confusing as there is no available space within their footprint. While I understand the intent to improve service capacity, I believe the changes will create more problems than they solve—specifically regarding traffic congestion, public safety, and impacts to local tax revenue.

The plaza where this Chick-fil-A operates already experiences significant vehicle buildup during peak hours. Traffic frequently spills into shared access lanes and surrounding streets, creating delays and safety hazards for other businesses, pedestrians, and drivers. Adding another drive-through lane will not meaningfully alleviate these issues; rather, it may attract more vehicles, compounding the problem and leading to even greater congestion at one of the busiest intersections in the area.

This congestion will likely have a two-fold economic impact on the city:

1. Increased Public Costs – More frequent traffic backups may require additional law enforcement presence, traffic control measures, and road maintenance, all of which increase municipal expenses. Over time, this could place additional strain on city resources and potentially require additional adjustments to local tax allocations.
2. Reduced Sales for Neighboring Businesses – When parking areas and access lanes are blocked by long drive-through lines, customers may avoid the area altogether. Reduced customer flow to surrounding businesses can lower overall sales tax revenue for the city, even if Chick-fil-A's individual sales increase. The net effect could be a reduction in the broader tax base that supports community projects and services.

Given that this location sits on a major traffic corridor (East 120th Avenue) within a heavily used commercial plaza, any design change that increases vehicle concentration at a single point risks not only worsening traffic and safety issues but also negatively affecting the economic health of the entire shopping center and, by extension, the city's tax revenue.

I respectfully urge the Planning Commission to reconsider this proposal and explore alternative solutions—such as enhanced parking lot flow design, improved traffic signaling, or operational changes—that would truly mitigate congestion without adding strain to the local economy and municipal budget.

Thank you for your time and consideration.

Sincerely,

Patrick Opinion & Charlie Wagner

12240 Karls Ln, Northglenn CO 80241



INTRODUCED BY: \_\_\_\_\_  
NO: PLDP202401500

## **R E S O L U T I O N**

A RESOLUTION OF THE THORNTON PLANNING COMMISSION ("COMMISSION") APPROVING A DEVELOPMENT PERMIT ("DP") FOR A SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE PURSUANT TO CHAPTER 18 OF THE THORNTON CITY CODE.

WHEREAS, Bowman Consulting Group Ltd. is the applicant ("Applicant") and GKT Thorncreek Plaza LLC C/O TKG Management is the owner ("Owner") of certain real property within the City of Thornton ("City"), legally described as Washington Center Filing No. 1, 3<sup>rd</sup> Amendment, Block 1, Lot 2R ("Property"); and

WHEREAS, the Property is zoned Community Retail (CR); and

WHEREAS, the Owner is desirous of adding a drive-through lane on the Property which is currently occupied by a drive-through restaurant; and

WHEREAS, in order to develop the Property, the Owner has submitted an application for a DP on the Property; and

WHEREAS, the proposed DP for the additional drive-through lane is consistent with the goals and desires of the City, and provides for orderly growth within the City, and allows for a beneficial and efficient use of said Property; and

WHEREAS, the aforesaid application is a matter of public record in the custody of the City Development Department of the City and is available for public inspection during business hours of the City; and

WHEREAS, the aforesaid application, and all supporting documents attached thereto, is hereby incorporated as is fully set forth herein; and

WHEREAS, on August 19, 2025, a public hearing was conducted before the Planning Commission on said application pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Thornton City Code, and the Planning Commission having considered the evidence presented in support of and in opposition to the application, and so having considered the record and having given appropriate weight to the evidence, takes the following action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Commission finds that the application for the DP on the Property has been submitted in compliance with the provisions of Chapter 18 of the Thornton City Code.
2. The Commission finds that approval of the DP for the Property is appropriate in that said DP meets the site design standards, landscape standards and architectural review criteria provided in Chapter 18 of the Thornton City Code and is consistent with the approved Preliminary Plan and CR zone district as required by Sections 18-48, and 18-50 of the Thornton City Code.
3. The Commission finds that the proposed development is in conformance with the Comprehensive Plan land use designation of Commercial by supporting other retail uses and promoting the development of healthy, sustainable, and viable commercial centers.
4. The Commission hereby approves the DP for the Property, subject to the following conditions:
  - a. The DP shall be null and void in the event that no building permit and/or construction permit is applied for on the Property within three years of approval. Once a Certificate of Occupancy has been issued for the Property, the DP/SUP shall be valid in perpetuity.
  - b. Prior to any changes to the approved design, the Owner shall obtain approval of an amendment to the DP from the City. Based upon the extent of any changes, the Development Director shall determine at that time whether or not the application for changes listed above will be administrative or shall require another public hearing.
5. All land use approvals and building permits for the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges, concurrency management requirements, design standards, moratoriums, building permit limitations, and other land use and development requirements in effect at the time that such proposed development applies for a building permit.
6. The conditions set forth in this Resolution shall be binding upon the Owner or Developer, their successors, and assigns.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 19<sup>th</sup> day of August, 2025.

PLANNING COMMISSION OF  
THE CITY OF THORNTON,  
COLORADO

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Chairperson

ATTEST:

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Secretary

*V:\PROJECTS\Washington Center\Washington Center F1 A3 B1 L2R\DP\Washington Center F1 A3 B1 L2R (SUP) (Chick-fil-A)  
PLDP202401500\PC*

INTRODUCED BY: \_\_\_\_\_  
NO: PLDP202401500

## **RESOLUTION**

A RESOLUTION OF THE THORNTON PLANNING COMMISSION ("COMMISSION") APPROVING A SPECIFIC USE PERMIT ("SUP") FOR A SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE PURSUANT TO CHAPTER 18 OF THE THORNTON CITY CODE.

WHEREAS, Bowman Consulting Group Ltd. is the applicant ("Applicant") and GKT Thorncreek Plaza LLC C/O TKG Management is the owner ("Owner") of certain real property within the City of Thornton ("City"), legally described as Washington Center Filing No. 1, 3<sup>rd</sup> Amendment, Block 1, Lot 2R ("Property"); and

WHEREAS, the Property is zoned Community Retail (CR); and

WHEREAS, the Owner is desirous of adding a drive-through lane on the Property which is currently occupied by a drive-through restaurant; and

WHEREAS, in order to develop the Property, the Owner has submitted an application for an SUP on the Property; and

WHEREAS, the proposed SUP for the additional drive-through lane is consistent with the goals and desires of the City, and provides for orderly growth within the City, and allows for a beneficial and efficient use of said Property; and

WHEREAS, the aforesaid application is a matter of public record in the custody of the City Development Department of the City and is available for public inspection during business hours of the City; and

WHEREAS, the aforesaid application, and all supporting documents attached thereto, is hereby incorporated as is fully set forth herein; and

WHEREAS, on August 19, 2025, a public hearing was conducted before the Planning Commission on said application pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Thornton City Code, and the Planning Commission having considered the evidence presented in support of and in opposition to the application, and so having considered the record and having given appropriate weight to the evidence, takes the following action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Commission finds that the application for the SUP on the Property has been submitted in compliance with the provisions of Chapter 18 of the Thornton City Code.
2. The Commission finds that the proposed development is in conformance with the Comprehensive Plan land use designation of Commercial by supporting other retail uses and promoting the development of healthy, sustainable, and viable commercial centers.
3. The Commission finds that the proposed restaurant with drive-through service meets the of Section 18-52(a)(4) of the Thornton City Code for issuance of an SUP because the use will:
  - a. Complement or be compatible with the surrounding uses and community facilities;
  - b. Contribute to, enhance, or promote the welfare of the area of request and adjacent properties;
  - c. Not be detrimental to the public health, safety, or general welfare;
  - d. Conform in all other respects to all applicable zoning regulations and standards; and
  - e. Be in conformance with the Comprehensive Plan.
4. The Commission hereby approves the SUP for the Property, subject to the following conditions:
  - a. The SUP shall be null and void in the event that no building permit and/or construction permit is applied for on the Property within three years of approval. Once a Certificate of Occupancy has been issued for the Property, the SUP shall be valid in perpetuity.
  - b. Prior to any changes to the approved design, the Owner shall obtain approval of an amendment to the SUP from the City. Based upon the extent of any changes, the Development Director shall determine at the time whether the application for changes listed above will be administrative or shall require another public hearing.
5. All land use approvals and building permits for the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges, concurrency management requirements, design standards, moratoriums, building permit limitations, and other land use and development requirements in effect at the time that such

proposed development applies for a building permit.

- 6. The conditions set forth in this Resolution shall be binding upon the Owner or Developer, their successors, and assigns.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 19<sup>th</sup> day of August, 2025.

PLANNING COMMISSION OF  
THE CITY OF THORNTON,  
COLORADO



\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

*V:\PROJECTS\Washington Center\Washington Center F1 A3 B1 L2R\DP\Washington Center F1 A3 B1 L2R (SUP) (Chick-fil-A)  
PLDP202401500\PC*

## PLANNING COMMISSION COMMUNICATION

<b>Meeting Date:</b> August 19, 2025	<b>Agenda Item</b> 5) B. i.	<b>Agenda Location:</b> PUBLIC HEARINGS	<b>Legal Review:</b> 
<b>Subject:</b> A public hearing concerning a Zoning Amendment, including an Overall Development Plan and Planned Development Standards, for approximately 4.6 acres of land generally located north of East 128 <sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 East 128 <sup>th</sup> Avenue (1551 East 128 <sup>th</sup> Avenue – Maiker Housing – Case Number PLZ202400439).			
<b>Recommended by:</b> Warren Campbell, Current Planning Manager <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">Initial</div>  </div>			
<b>Presenter(s):</b> Kira Stoller, Senior Planner			

### **SYNOPSIS:**

The applicant is proposing to rezone approximately 4.6 acres of land from Neighborhood Service (NS) to Planned Development (PD). The proposed Zoning Amendment would allow for the development of development of a three-story Multifamily (MF) building with 81 units. A Conceptual Site Plan (CSP) for the subject site is proposed as a separate action on this agenda (PLCSP202400438).

### **RECOMMENDATION:**

Staff recommends Alternative Number 1, to recommend approval of the Zoning Amendment/PD Standards/ODP to City Council (PLZ202400439).

### **BUDGET/STAFF IMPLICATIONS:**

A financial evaluation has been completed by the City's Finance Department to illustrate potential fiscal impacts the proposed development could have on the City and to compare these impacts to the City's Fiscal Impact Model (Model). The financial evaluation concludes that at project build-out the City would experience a negative fiscal impact annually, but it is not anticipated to materially change the City's ongoing financial position compared to the Model. The complete financial evaluation can be found in Attachment 1 of this communication.

### **ALTERNATIVES:**

1. Approve the resolution as recommended.
2. Do not approve the resolution.
3. Revise the resolution in response to specific direction.
4. Continue the public hearing.

## PLANNING COMMISSION COMMUNICATION

### PAGE 2

#### **BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):** (includes previous City Council action)

The subject property, which is zoned NS, is 3.7 acres in size and is generally located north of East 128<sup>th</sup> Avenue between Claude Court and Lafayette Street. The infill site is currently vacant and is constrained by its triangular shape and several easements which make it difficult to develop. The property is bordered by a railroad track to the east, the Signal Ditch Trail and Farmer's Highline Canal to the northwest, and East 128<sup>th</sup> Avenue to the south. These areas provide a sizable buffer between the subject site and the existing single-family homes to the east and west. While the proposed development largely aligns with the standards of the MF zone district, the applicant has requested a rezone to PD to allow for an increased dwelling unit density and a reduced minimum parking requirement due to the property being located less than half a mile from the Eastlake transit station.

#### **Water and Sewer:**

A Water and Sewer Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 2 of this communication. The Sewer Impact Statement concludes that no capital improvements will be required to handle the increase in loading from the proposed development. The Water Impact Statement considers water supply and distribution. Peak summer treated water demand would be about 86,000 gallons per day, but other than the proposed water distribution improvements by the developer, no capital improvements would be needed to handle the increased demand. The City's current raw water supply is adequate for the proposed project.

#### **Traffic and Mobility:**

A Traffic Development Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 3 of this communication. A traffic impact study was completed for the development, which summarizes the weekday morning and evening peak hour trips that are anticipated with the development. Although certain intersections at or adjacent to the subject site are projected to fall below the acceptable level-of-service rating, this is expected to occur regardless of whether the proposed development is constructed. Additional right-of-way will be dedicated along East 128<sup>th</sup> Avenue and roadway improvements will include the construction of a detached sidewalk and additional turn lanes, as well as modification of the traffic signal at East 128<sup>th</sup> Avenue and Claude Court. No challenges to the public transportation infrastructure are anticipated from the project.

#### **Police Services:**

A Police Services Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 4 of this communication. To evaluate projected impacts to police services, comparison data from July 1, 2024, through June 30, 2025, was collected from two existing apartment complexes. The first comparison site is



## PLANNING COMMISSION COMMUNICATION

### PAGE 3

Crossing Pointe South, which is a recently constructed Maiker Housing property with 142 income restricted units located at 4220 East 104<sup>th</sup> Avenue. When proportionally adjusted to reflect the size of the proposed development, in the last year the Crossing Pointe South apartments saw 107 calls for service (about nine per month), 26 incident reports (about two per month), and 14 proactive activities (about one per month). Promenade at Hunters Glen was selected as the second comparison site, which is a market rate apartment community with 264 units located at 12801 Lafayette Street. When proportionally adjusted to reflect the size of the proposed development, in the last year the Promenade apartments saw 76 calls for service (about six per month), 15 incident reports (about 1 per month), and 11 proactive activities (about one per month). While the unit count of the Crossing Point South apartments is approximately half that of the Promenade community, the Crossing Point South apartments generated more calls for service, incident reports, and proactive activity on a proportional basis. Therefore, it is projected that the proposed development could result in a moderate burden on police services in an area that currently requires a low level of service.

#### **Fire Services:**

A Fire Services Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 5 of this communication. It is projected that developing the subject site with 81 apartments would result in 26 additional annual calls for service, but the increased unit utilization rate would remain acceptable.

#### **Planned Development Zoning:**

The proposed Zoning Amendment, associated ODP, and PD Standards comply with the criteria contained in Section 18-42 of the Code pertaining to the establishment of a PD Zoning District as required in Section 18-42(c) of the Code:

1. *The proposed PD Zoning District is compatible with present development in this area, and will not have a significant, adverse effect on the surrounding area.*

While the existing NS zoning does not allow for any residential uses, much of the surrounding area has been previously developed with various densities of housing. Therefore, rezoning the property to allow for the development of one multifamily structure is not out of character with the existing community. Due to the site's proximity to existing single-family homes, the proposed maximum building height was reduced by ten feet from the typical allowance within the MF zone district (adjusted from 60 to 50 feet). Additionally, the proposed PD standards call for 25-foot building setbacks from all lot lines, which will accommodate landscape buffers to help screen the subject site from adjacent properties.

2. *The proposed PD Zoning District is consistent with the public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources.*

## PLANNING COMMISSION COMMUNICATION

### PAGE 4

The subject property has generally remained vacant for over 40 years and has dealt with occasional code violations. Based on there being adequate public facilities to serve the infill site, the proposed PD zoning would be an efficient use of the land and could also benefit public health, safety, and welfare, by providing the community with additional housing.

3. *The proposed PD District is consistent with the overall direction, intent, and policies of the City's Comprehensive Plan.*

The proposed PD is consistent with the Future Land Use designation of Transit-Oriented Development (TOD), the intent of which is to create a mix of uses that take advantage of transit options. The proposed PD District also aligns with the following Comprehensive Plan goals and policies:

- a. *Goal QDN 1. Encourage a mix of housing options to meet the needs of residents of varied ages, abilities, and income levels throughout the city.*
- b. *Policy QDN 1.1 - Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.*
- c. *Policy QDN 1.2 - Geographic Distribution. Plan for an equitable distribution of housing options (e.g., affordable/workforce housing, senior housing, executive housing) throughout Thornton. Concentrate higher-density housing options near existing services and amenities, where established infrastructure exists and/or where high-frequency transit exists or is planned.*
- d. *Policy QDN 1.4 - Affordable and Workforce Housing. Encourage the development of affordable and workforce housing based on the identified housing needs and recommendations of the city's Housing Needs Assessment.*
- e. *Policy QDN 3.5 - Transit-Oriented Development. Encourage high-density housing and mixed-use development in areas served by, or planned for, high frequency transit, as appropriate based on the immediate neighborhood context.*
- f. *Policy SG 1.2 - Fiscally-Responsible Growth. Encourage growth in areas where infrastructure and services exist and can be readily provided. Avoid permitting new growth that will create a fiscal burden to the city unless it achieves other major city goals.*

## PLANNING COMMISSION COMMUNICATION

## PAGE 5

- g. *Goal SG 2. Encourage infill and redevelopment in established areas of Thornton.*
- h. *Policy SG 2.3 - Priority Areas for Infill and Redevelopment. Prioritize infill and redevelopment in designated urban renewal areas, as well as in areas designated as Transit-Oriented Development, Community Mixed-Use, and/or Regional Mixed-Use on the Future Land Use Map.*
- i. *Policy SG 2.4 - Neighborhood Compatibility. Ensure that infill and redevelopment projects are designed to be sensitive and compatible with adjoining neighborhoods by providing appropriate transitions in height/scale, massing, and intensity along the shared street frontage or lot line(s).*

The subject site is a priority area for infill as it is designated for transit-oriented development and the applicant's proposal to build affordable multifamily units will promote a diversity of housing options.

- 4. *The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Section 18-70(a).*

The proposed PD zoning would allow for a new multifamily development which likely could not otherwise be achieved on the infill site due to its triangular shape and other constraints on the buildable area of the property. While a lower dwelling unit density with more parking could technically be proposed under the MF zone district, such a development would not align as well with the Transit-Oriented Development (TOD) Future Land Use designation that applies to the property.

- 5. *The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated by the PD District.*

The proposed PD standards generally meet or exceed the requirements of the MF zone district, as outlined in the table below.

<b>Development Standard</b>	<b>MF Zone District</b>	<b>Proposed PD Zoning</b>
Lot size (minimum)	20,000 square feet, with minimum lot area of 1,740 square feet for each dwelling unit in a multifamily use	20,000 square feet, with minimum lot area of 1,740 square feet for each dwelling unit in a multifamily use
Front setback (minimum)	25-50 feet	25 feet
Side setback (minimum)	15-25 feet	25 feet
Rear setback (minimum)	15-25 feet	25 feet

PLANNING COMMISSION COMMUNICATION  
PAGE 6

Lot coverage (maximum)	60% for all residential structures, 50% for all nonresidential structures, and 70% for all structures combined	60% for all residential structures, 50% for all nonresidential structures, and 70% for all structures combined
Dwelling unit density (maximum)	18 units per acre	24 units per acre
Floor area (minimum)	500 square feet for each dwelling unit	500 square feet for each dwelling unit
Building height (maximum)	60 feet for main building, 16 feet for other permitted structures	50 feet
Parking (minimum)	One space per 500 SF floor area, up to a maximum of three for each dwelling unit, plus one guest space for each five dwelling units	One space per dwelling unit

The only exceptions being requested are an increased dwelling unit density and a reduced minimum parking requirement. These adjustments are supportable because the property is located less than half a mile north of the Eastlake transit station.

PD Zoning Amendments also need to meet the criteria for a change in a zoning district classification as outlined in Section 18-41(c)(5)(b) of the Code:

1. *Growth and other development factors in the community support changing the zoning.*

The subject site has largely remained vacant for decades and development has not occurred under the current NS zoning designation, but rezoning the property may change this. Additionally, housing remains a continual need in the region, so a zoning amendment that allows for multifamily development would be a benefit.

2. *The change in zoning represents orderly development of the City and there are, or are planned to be, adequate services and infrastructure to support the proposed zoning change and existing uses in the area.*

As noted in the impact statements attached to this communication, adequate facilities and services already exist or will be provided by the developer to serve the project.

3. *The change in zoning provides for an appropriate land use of the property.*

## PLANNING COMMISSION COMMUNICATION

### PAGE 7

The proposed PD zoning will allow for the development of a land use that already exists in the area but is not currently permitted on the property, even though the Comprehensive Plan deems residential uses to be suitable on the subject site.

4. *The change in zoning is in substantial conformance with the goals and policies of the Comprehensive Plan and other adopted plans and policies of the City.*

The proposed PD is consistent with the Future Land Use designation TOD, the intent of which is to create a mix of uses that take advantage of transit options. The proposed PD District also aligns with the following Comprehensive Plan goals and policies:

- a. *Goal QDN 1. Encourage a mix of housing options to meet the needs of residents of varied ages, abilities, and income levels throughout the city.*
- b. *Policy QDN 1.1 - Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.*
- c. *Policy QDN 1.2 - Geographic Distribution. Plan for an equitable distribution of housing options (e.g., affordable/workforce housing, senior housing, executive housing) throughout Thornton. Concentrate higher-density housing options near existing services and amenities, where established infrastructure exists and/or where high-frequency transit exists or is planned.*
- d. *Policy QDN 1.4 - Affordable and Workforce Housing. Encourage the development of affordable and workforce housing based on the identified housing needs and recommendations of the city's Housing Needs Assessment.*
- e. *Policy QDN 3.5 - Transit-Oriented Development. Encourage high-density housing and mixed-use development in areas served by, or planned for, high frequency transit, as appropriate based on the immediate neighborhood context.*
- f. *Policy SG 1.2 - Fiscally-Responsible Growth. Encourage growth in areas where infrastructure and services exist and can be readily provided. Avoid permitting new growth that will create a fiscal burden to the city unless it achieves other major city goals.*
- g. *Goal SG 2. Encourage infill and redevelopment in established areas of Thornton.*

## PLANNING COMMISSION COMMUNICATION

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- h. Policy SG 2.3 - Priority Areas for Infill and Redevelopment. Prioritize infill and redevelopment in designated urban renewal areas, as well as in areas designated as Transit-Oriented Development, Community Mixed-Use, and/or Regional Mixed-Use on the Future Land Use Map.*
- i. Policy SG 2.4 - Neighborhood Compatibility. Ensure that infill and redevelopment projects are designed to be sensitive and compatible with adjoining neighborhoods by providing appropriate transitions in height/scale, massing, and intensity along the shared street frontage or lot line(s).*

The applicant's proposal to build affordable multifamily units on an infill site that is also near an existing transit station is advantageous to the city and potential residents.

- 5. The proposed zoning is sensitive to and compatible with the existing and planned use and development of adjacent properties.*

The proposed maximum building height is ten feet less than the typical allowance within the MF zone district due to the site's proximity to existing single-family homes. Additionally, enhanced landscaping is proposed where feasible and appropriate to screen the use.

### **PUBLIC NOTICE AND RESPONSE:**

#### **Public Notification:**

A public notice of the hearing was posted on the City's official website on July 31, 2025, and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center, and the Trail Winds Recreation Center on July 30, 2025. All property owners within 1,500 feet of the subject site were sent notice of the Public Hearing on August 4, 2025. Signs were posted on the property for at least ten days prior to August 19, 2025. All individuals who provided their email address at the neighborhood meetings were also sent a courtesy notice of the scheduled hearing date via email on August 8, 2025.

#### **Public Response:**

An initial neighborhood meeting was held on July 29, 2024, to discuss the proposed Zoning Amendment and Conceptual Site Plan with nearby residents. The meeting took place right across the street from the subject site at the Adams 12 Five Star Schools Conference Center, 1500 E 128<sup>th</sup> Avenue, and offered an online attendance option via Zoom. The notice area included 478 property owners and around 100 people attended the meeting.

Questions pertained to who owns the property, when it was purchased, and how the property could be developed based on the existing zoning designation. People wanted to know why apartments were being proposed rather than a for sale product and whether

## PLANNING COMMISSION COMMUNICATION

### PAGE 9

the building had to be three stories tall or if it could be developed at another location. Others inquired about where the applicant gets their funding, what criteria residents would have to meet to live in the building, and if background checks would be done. Additionally, as an affordable housing project people asked what area median income (AMI) would apply. There were concerns about how the project might impact neighboring property values and that too much density was being proposed for the site which would lead to problems with noise, light, safety, traffic, and parking.

Based on the high turnout and limited space at the first neighborhood meeting, city staff directed the applicant team to host another meeting at a different location with a larger capacity. Prior to the second full scale meeting, the applicant team organized two open houses for the eastern and western neighborhoods in an effort to have more focused discussions. Both open houses were in-person only and took place at North Metro Church Student Center, 12505 Colorado Boulevard. The session for the western neighbors occurred on March 13, 2025, and was attended by approximately 17 residents. The eastern neighbors met on March 20, 2025, and about 40 residents were in attendance.

For the second full neighborhood meeting, in addition to sending a mailed letter to all property owners within 1,500 feet of the subject site, the applicant sent an email notice to everyone who had provided their email address on the open house sign in sheets. This meeting took place on April 3, 2025, at the Rocky Top Middle School cafeteria, 14150 York Street, and again offered an online attendance option via Zoom. Approximately 120 individuals attended the meeting, and a microphone was utilized to make it easier to hear the presenters.

The applicant team started by giving an overview of the project and spoke to what they had heard from the community at the previous meetings. They indicated how the development would be managed and highlighted plans for addressing parking, traffic, light, and noise impacts. It was also clarified what the rent and income limits would be and that the plans would continue to be refined ahead of the public hearings.

Resident feedback referenced not wanting the property to be rezoned, many people voiced a preference for maintaining the existing small scale commercial designation. Exactly how many individuals might live in each unit and how parking and income restrictions would be enforced were voiced as concerns. Most of the neighbors felt that an alternative site should be selected for the proposed development. More detailed notes from each of the meetings can be found in Attachment 10 of this communication.

### **HISTORY:**

The property was annexed into the City on February 2, 1971, by Ordinance Number 389.

The property was rezoned to NS on January 25, 1993, by Ordinance Number 2230 as part of the city-wide rezoning.

## PLANNING COMMISSION COMMUNICATION

### PAGE 10

An application to rezone the property for the purpose of developing self-storage was submitted in 2015, but the proposal did not move forward.

The subject site was included in the Eastlake at 124<sup>th</sup> Station Area Master Plan Update that was approved by City Council on October 27, 2015.

### **ATTACHMENTS:**

- Attachment 1: Financial Evaluation
- Attachment 2: Water and Sewer Impact Statement
- Attachment 3: Traffic Engineering Impact Statement
- Attachment 4: Police Services Impact Statement
- Attachment 5: Fire Services Impact Statement
- Attachment 6: Vicinity Map
- Attachment 7: Public Hearing Notices and Affidavits
- Attachment 8: Zoning Map
- Attachment 9: ODP and PD Standards
- Attachment 10: Neighborhood Meeting Notes
- Attachment 11: Public Comment



**Attachment 1**  
**Financial Evaluation**  
**1551 East 128<sup>th</sup> Avenue – Maiker Housing**

**Context/Background:** The City utilizes the Fiscal Impact Model (the Model) as a tool to understand the long-term financial impact of different types of development. The Model incorporates revenues generated by, and expenses incurred from, providing services to the various types of development. The City may utilize the Model to evaluate future buildout scenarios and implications on the financial sustainability of the City. The Model focuses on two main drivers of property development that dictate the financial impact on the City. The first such driver is density. The second driver is geographic location especially as it pertains to supportive infrastructure.

The Model does have limitations due to assumptions and data available to perform the analysis. Actual results will vary, and the differences could be material. Some of the limitations are as follows:

- The Model was based on 2016 fiscal data and land use patterns. As the City grows, the land use patterns and fiscal results will change over time.
- Revenue estimates include activity generated through the General Fund and may include income from taxes, charges for services, fees, and other government funding.
- Expense estimates include activity spent by the General Fund and may include costs from fire and ambulance services, police services, general government function services, and infrastructure maintenance.

**Assumptions of Proposal:** The proposed Zoning Amendment and Conceptual Site Plan (CSP) is for about 4.6 acres located north of 128<sup>th</sup> Avenue and east of Lafayette Street. The current zoning is Neighborhood Service and the proposed planned development zoning would allow for multi-family development with some exceptions to dwelling unit density and parking requirements. The project would include a multi-family building with about 81 units.

**Estimated Fiscal Impact of Proposal:** The City's Finance Department analyzed the proposal utilizing the Model and assumptions at full build-out. Specific to this CSP the proposal is anticipated to change from a positive fiscal impact to a negative fiscal impact.

**Estimated One-Time Revenues:** As the City grows so does the need for services and infrastructure to support this growth. Each development contributes to the long-term ultimate buildout of the City and is laid out in the City's Comprehensive Master Plan. One-time revenues include building use tax, permit fees, and utility connection fees. Fees and taxes may vary depending on the specifics of the development.

**Conclusion:** Using the Comprehensive Master Plan ultimate buildout, according to land use, results in fiscal sustainability. Future City choices regarding particular land use and corresponding types of development will have a direct impact on the fiscal position of the City and will determine whether the City is financially sustainable at full buildout.

The proposed Zoning Amendment and Conceptual Site Plan is not anticipated to materially change the City's ongoing financial position compared to the current model.

**Attachment 2**  
**Water and Sewer Impact Statement**  
**1551 E 128<sup>th</sup> Avenue – Maiker Housing**

**Sewer Collection**

**Estimated Sewer Loading:**

The increase in peak sanitary sewer flows is anticipated to be 50,000 gallons per day for the entire development.

**Sewer Collection System Impacts:**

Other than the proposed sewer collection improvements by the developer, no capital improvements will be required to handle the increase in loading from the proposed residential development.

**Water Distribution**

**Estimated Water Demand:**

The increase in peak summer treated water demand is anticipated to be 86,000 gallons per day for the entire development based on the conceptual site plan provided by the developer. The fire flow demand requirement is expected to be approximately 1,625 gallons per minute.

**Water Distribution System Evaluation Recommendations:**

Other than the proposed water distribution improvements by the developer, no capital improvements will be required to handle the increase in demand from the proposed residential development.

**Water Supply**

**Estimated Water Use:**

The proposal is to build 81 affordable rental apartments on a 3.745-acre site.

Annual water demand for 81 apartments and 1.319 acres of irrigated landscape is estimated to be approximately 17.5 acre-feet per year.

**System Capacity:**

There is adequate capacity in the city's raw water supply system to supply this development with the estimated demand of 17.5 acre-feet per year.

**Challenges:**

Colorado, like other western states, is experiencing aridification, which is defined as the progressive drying and warming of a region. As temperatures warm and precipitation decreases, water availability is projected to decrease; similarly, water demands are projected to increase hot and dry weather conditions. It is critical, therefore, that new development be built to be resilient to these new conditions.

**Attachment 3**  
**Traffic Engineering Impact Statement**  
**1551 E 128<sup>th</sup> Avenue – Maiker Housing**

**Roadway Level-of-Service**

The site for the proposed Maiker Housing Development is generally located northwest of the 128th Avenue and Claude Court intersection. The development consists of 81 multifamily housing units on approximately 3.75 acres.

The traffic impact study took into account projected growth in background traffic and traffic from the Maiker Housing development itself. It analyzed traffic for the weekday morning and evening peak hours. Intersection level-of-service is a method of quantifying intersection delay and is categorized A-F. A represents very little delay and F represents excessive delay and it takes more than one cycle to service traffic at a signalized intersection. Level-of-service D is acceptable based on perception by drivers and is the city's minimum target level-of-service for intersection performance for both short-term and long-term horizons. All signalized intersections at and adjacent to the development are projected to operate at level-of-service D or better in the short-term and long-term horizons with the exception of 128th Avenue and Washington Street which in the long-term is expected to operate at level-of-service E in the morning peak hour in the long-term horizon. This level-of-service occurs regardless of the proposed development. All side-street stop-controlled intersections and accesses at and adjacent to the development are projected to operate at level-of-service F in both short-term and long-term horizons in both the morning and evening peak hours. This level-of-service is due to delay on the minor street movements and occurs regardless of the proposed development. It is not uncommon for low volume stop-controlled movements approaching arterial roads to experience a similar level-of-service.

Roadway improvements that will be completed with the development consist of the addition of a westbound to northbound right turn lane at the development's west access, an eastbound to northbound left turn lane and a westbound to northbound right turn lane at the 128th Avenue and Claude Court intersection, and modification of the traffic signal at 128th Avenue and Claude Court to accommodate the new access for the development.


**Pedestrian and Bicycle Facilities**

With the project, a detached sidewalk will be constructed on 128th Avenue along the site's frontage. The sidewalk satisfies the city's complete streets policy and is in compliance with the city's Parks and Open Space Master Plan. Additional right-of-way along 128th Avenue will be dedicated for future bicycle facilities that are not part of this project.

**Traffic Concerns**

Challenges to the public transportation infrastructure are not anticipated with the proposed development.

**Attachment 4**  
**Police Services Impact Statement**  
**1551 E 128th Ave - Maiker Housing**

 <b>THORNTON POLICE DEPARTMENT</b>	<b>Crime Analysis Data Request</b>  August 12, 2025  Prepared by CAU Analyst Melanie Petty
<b>Crime Analysis Unit</b>	<b>Topic:</b> 1551 E 128 <sup>th</sup> Ave - Maiker Housing
<b>DATA SUMMARY</b>	

The Crime Analysis Unit received a request for an impact analysis regarding data regarding a proposal for Maiker Housing Partners to build an 81-unit affordable multifamily apartment building located at 1551 E 128<sup>th</sup> Avenue. The applicant is requesting approval of a zoning amendment and conceptual site plan to develop the site with a three-story multifamily building for multi-generational residents. Planned development zoning is being requested to allow for an increased dwelling unit density and a reduced minimum parking requirement.

Two other apartment complexes (Crossing Pointe South and Promenade at Hunters Glen) were selected for comparison, and data was pulled from 7/1/2024 through 6/30/2025. Crossing Pointe South, located at 4220 E 104<sup>th</sup> Avenue, is the newest Maiker property in Thornton (built in 2023) consisting of 142 units ranging from 1-3 bedrooms, and is subsidized housing with income restrictions. Promenade at Hunters Glen, located at 12801 Lafayette Street, contains 264 apartments ranging from 1-3 bedrooms, is not subsidized housing, and has no income restrictions.

During this period of time, Crossing Pointe South was associated with 188 citizen-generated calls for service, most frequently regarding suspicious activity, domestic violence, and disturbances. Of those 188 calls, 45 incident reports were generated, most frequently regarding domestic violence, detox holds, child welfare investigations, and fugitives of justice. In response to these issues, officers conducted proactive activity on-site 25 times during their uncommitted time. When adjusted to proportionally reflect the size of the proposed development, these numbers were adjusted to 107 calls for service (an average of ~9 per month), 26 incident reports (an average of ~2 per month), and 14 proactive activities (an average of ~1 per month).

Over the past year, Promenade at Hunters Glen was associated with 253 citizen-generated calls for service, most frequently involving domestic violence and disturbances. Of those 253 calls, 51 incident reports were generated, most frequently involving domestic violence and missing juveniles. In response to these issues, officers conducted proactive activity on-site 37 times during their uncommitted time. When adjusted to proportionally reflect the size of the proposed development, these numbers were adjusted to 76 calls for service (an average of ~6 per month), 15 incident reports (an average of ~1 per month), and 11 proactive activities (an average of <1 per month).

Although Crossing Pointe South is approximately half the size of Promenade at Hunters Glen, when proportionally adjusted figures were compared, the existing Maiker property generated 141% more calls

for service, 173% more incident reports, and required 127% more proactive activity.

For each location, the seriousness of offense types within each community were also evaluated, and Part I crimes (generally considered to be the most serious violent and property crimes used by the FBI to track crime statistics) were extracted from each dataset. Over the past year, Crossing Pointe South was associated with 17 incident reports involving Part I crimes and Promenade was associated with 23 reports. and the selected neighborhood was only associated with 7. However, when proportionally adjusted to the scale of the proposed development, these numbers were adjusted to 10 for Crossing Pointe South and 7 for Promenade at Hunters Glen.

At this time, it is believed that the new development proposed by Maiker Housing Partners could create a moderate burden on police services in an area that currently requires a relatively low level of service.

## FACTS & FIGURES

### Promenade at Hunters Glen

Citizen-Generated Calls for Service, 7/1/24 – 6/30/25

Reported Call Type	Calls
Domestic Violence	30
Disturbance	26
Civil Matter	17
Repossession	15
Suspicious Activity	15
Animal Call	15
Juvenile Problem	13
Business Alarm	11
Check Well Being	11
Stand By To Prevent	10
Noise Complaint	9
Auto Theft	8
Flagged Alarm	6
Theft	6
Assault	5
Missing Person	5
Information	5
Unknown Problem	4
Restraining Order Violation	4
Service	3
Trespassing	3
Private Tow	3
Child Issue	3
Harassment	2
Fire	2
Structure Fire	2
Criminal Mischief	2
Abandoned Vehicle	2

Narcotic/Drug Violation	2
Unwanted Party	2
Threatening Suicide	1
Neighbor Dispute	1
Found Property	1
Burglary	1
Attempted Suicide	1
Parking Complaint	1
Threats	1
Extra Patrol Request	1
Drunk Party	1
Indecent Exposure	1
Property Damage Accident	1
Recovered Vehicle/Property	1
<b>Grand Total</b>	<b>253</b>

**Incident Reports, 7/1/24 – 6/30/25**

<b>Primary Offense</b>	<b>Incidents</b>
Domestic Violence	9
Missing Juvenile	5
Weapons Offense	3
Assault	3
Criminal Mischief	3
Theft of Vehicle Parts/Plates	3
Motor Vehicle Theft	2
Theft	2
Identity Theft	2
Incident Report	2
Violation of Protection Order	2
Driving Without License	1
FOJ / FTA	1
Recovered Stolen Vehicle	1
Criminal Trespass	1
Assist Other Agency	1
Hit & Run	1
Murder	1
Damaging Property	1
Sexual Assault	1
Disorderly Conduct	1
Criminal Tampering	1
Mental Health Hold	1
Found Property	1
Aggressive Animal	1
Harassment	1
<b>Grand Total</b>	<b>51</b>

Officer-Initiated Activity, 7/1/24 – 6/30/25

Proactive Call Type	Calls
Follow-Up	18
Attempt To Contact	16
Behavioral Health Follow	3
<b>Grand Total</b>	<b>37</b>

**Crossing Pointe South**

Citizen-Generated Calls for Service, 7/1/24 – 6/30/25

Reported Call Type	Calls
Suspicious Activity	22
Domestic Violence	21
Disturbance	18
Check Well Being	15
Unknown Problem	11
Rescue	10
Noise Complaint	10
Animal Call	9
Stand By To Prevent	7
Civil Matter	6
Harassment	6
Trespassing	4
Unwanted Party	4
Juvenile Problem	3
Service	3
Child Issue	3
Auto Theft	3
Narcotic/Drug Violation	2
Business Alarm	2
Neighbor Dispute	2
Fire Works Complaint	2
Assault	2
Property Damage Accident	2
Extra Patrol Request	2
Criminal Mischief	2
Missing Person	2
Indecent Exposure	2
Burglary	1
Party With A Gun	1
Threatening Suicide	1
Prowler	1
Felony Menacing	1
Drunk Party	1
Theft	1

Restraining Order Violation	1
Incident Report	1
Flagged Alarm	1
Party With Weapon (Other Than Gun)	1
Forgery/Fraud	1
Structure Fire	1
<b>Grand Total</b>	<b>188</b>

**Incident Reports, 7/1/24 – 6/30/25**

Primary Offense	Incidents
Domestic Violence	8
Detox Hold	4
Child Welfare Investigation	4
FOJ / FTA	4
Motor Vehicle Theft	3
Damaging Property	3
Violation of Protection Order	2
Incident Report	2
Missing Adult	1
Sex Assault	1
Child Abuse	1
Drug Offense	1
Vehicle Trespass	1
Expunged / Sealed	1
Missing Juvenile	1
Adult Welfare Check	1
Robbery	1
Death Investigation	1
Traffic Offense	1
Criminal Mischief	1
Assault	1
Mental Health Hold	1
Menacing	1
<b>Grand Total</b>	<b>45</b>

**Officer-Initiated Activity, 7/1/24 – 6/30/25**

Proactive Call Type	Calls
Attempt To Contact	14
Follow-Up	6
Behavioral Health Follow	3
Behavioral Health Contact	2
<b>Grand Total</b>	<b>25</b>



HxGN OnCall Records Management System – Incident & CFS modules

Google Maps

Maiker Housing Partners (<https://maikerhp.org/>)

Promenade at Hunters Glen (<https://www.apartments.com/promenade-at-hunters-glen-thornton-co/lsgphqe/>)

Crossing Pointe South Apartments (<https://www.apartments.com/crossing-pointe-south-apartments-thornton-co/n45ttjq/>)

Zillow (<https://www.zillow.com/thornton-co/>)

**Attachment 5**  
**Fire Services Impact Statement**  
**1551 E 128<sup>th</sup> Avenue – Maiker Housing**

81-Unit Apartment Building

Primary response assigned to fire district: #4

Fire department Emergency Services Zone(s) (ESZ): 40802

Current calls in the ESZ: 42

Current 90th percentile travel time first unit: (Fire District #4) 3:52

Current 90th percentile total response time first unit: (Fire District #4) 6:46

Distance from closest fire station: (Fire Station #4) 0.3 miles

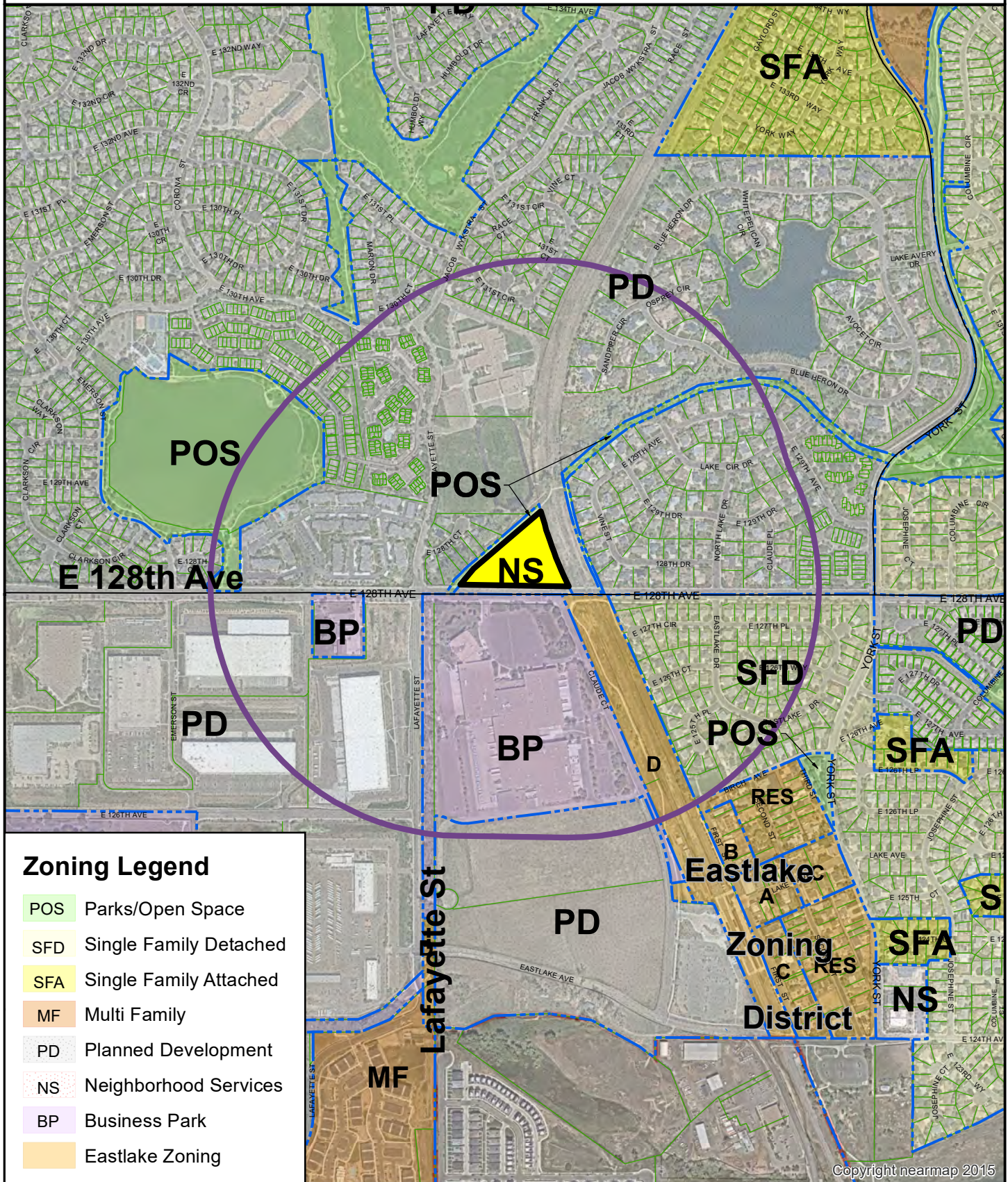
Development impact to fire district #4:

Additional annual calls for service: 26

Current unit utilization rate: Fire engine/truck: 9.1% acceptable



PLZ202400439 & PLCSP202400438





AFFIDAVIT OF POSTING

PUBLIC NOTICE

State of Colorado     )  
                                  ) ss.  
County of Adams     )

I, Lucia Higginbotham, being first duly sworn upon oath depose and say that I did, on July 30, 2025, post the PUBLIC NOTICE of the Planning Commission in the City of Thornton, Colorado, for the Public Hearing regarding a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128th Avenue – Maiker Housing). This Hearing will be held on August 19, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at **<https://thorntonco.zoom.us/j/89011138943>** or by telephone at **1-719-359-4580** using meeting ID# **890 1113 8943**, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed:

  
\_\_\_\_\_  
Administrative Specialist

Date:

7/30/25

Subscribed and sworn to before me by Lucia Higginbotham in the County of Adams, State of Colorado, this  
30<sup>th</sup> day of July, 2025.

Notary Public

My Commission Expires



Dec 26, 2027

DAISY M. RUVALCABA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047714  
MY COMMISSION EXPIRES DEC 26, 2027

AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado       )  
                                  ) ss.  
County of Adams       )

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on July 31, 2025, post the Public Notice of the Planning Commission in the City of Thornton, Colorado for the public hearing regarding a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128th Avenue – Maiker Housing).

The subject property is generally located north of E 128th Avenue between Claude Court and Lafayette Street at 1551 E 128th Avenue.

This hearing will be held on August 19, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, [www.thorntonCO.gov](http://www.thorntonCO.gov).

Signed:

  
Title: Administrative Specialist II

Date:

7/31/25

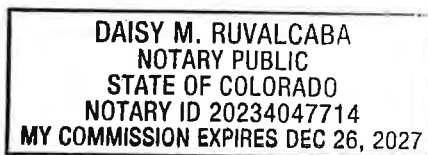
Subscribed and sworn to before me by  
Colorado, This 31<sup>st</sup> day of July, 2025.

Monica Gutierrez

In the County of Adams, State of

Notary Public





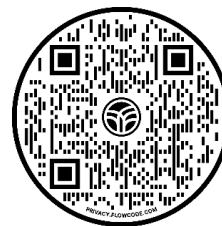
**NOTICE OF PUBLIC HEARING  
PLZ202400439 & PLCSP202400438**

The Planning Commission of the City of Thornton will conduct a public hearing regarding a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128th Avenue – Maiker Housing).

The subject property is generally located north of E 128th Avenue between Claude Court and Lafayette Street at 1551 E 128th Avenue.

This hearing will be held on August 19, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [Kira.Stoller@ThorntonCO.gov](mailto:Kira.Stoller@ThorntonCO.gov) prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@thorntonCO.gov](mailto:adacoordinator@thorntonCO.gov).

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on August 19, 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

---

Rahem Mulatu, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk  
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

August 4, 2025

RE: NOTICE OF PUBLIC HEARING – PLZ202400439 & PLCSP202400438

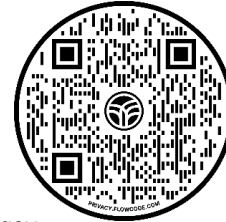
Property Owner:

The Thornton Planning Commission will conduct a public hearing concerning a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128<sup>th</sup> Avenue – Maiker Housing).

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located north of E 128<sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 E 128<sup>th</sup> Avenue.

This hearing will be held on August 19, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [Kira.Stoller@ThorntonCO.gov](mailto:Kira.Stoller@ThorntonCO.gov) prior to 4 p.m. MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received prior to 5 p.m. MDT/MST on the Friday preceding the public hearing.

If you have any questions concerning this matter, please contact the City Development Department at [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) or leave a voicemail at 303-538-7295.

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on August 19, 2025.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Sincerely,

Kira Stoller, AICP  
Senior Planner





Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326

303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

4 de agosto de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLZ202400439 & PLCSP202400438

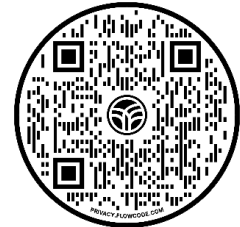
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública sobre una Enmienda de Zonificación y un Plano Conceptual del Sitio para una parcela de terreno de aproximadamente 3.7 acres. El solicitante propone establecer una zonificación de Desarrollo Planificado (PD por sus siglas en inglés) en el terreno para construir un edificio multifamiliar de tres pisos con 81 apartamentos de alquiler asequible (1551 E 128th Avenue – Maiker Housing).

Según el Código de la Ciudad de Thornton, usted recibe este aviso porque es dueño de una propiedad a menos de 1500 pies de la propiedad en cuestión, que generalmente se encuentra al norte de E 128th Avenue, entre Claude Court y Lafayette Street, en 1551 E 128th Avenue.

Esta audiencia pública se llevará a cabo el 19 de agosto de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a [Kira.Stoller@ThorntonCO.gov](mailto:Kira.Stoller@ThorntonCO.gov) antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) antes de las 4 p.m. el 19 de agosto de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

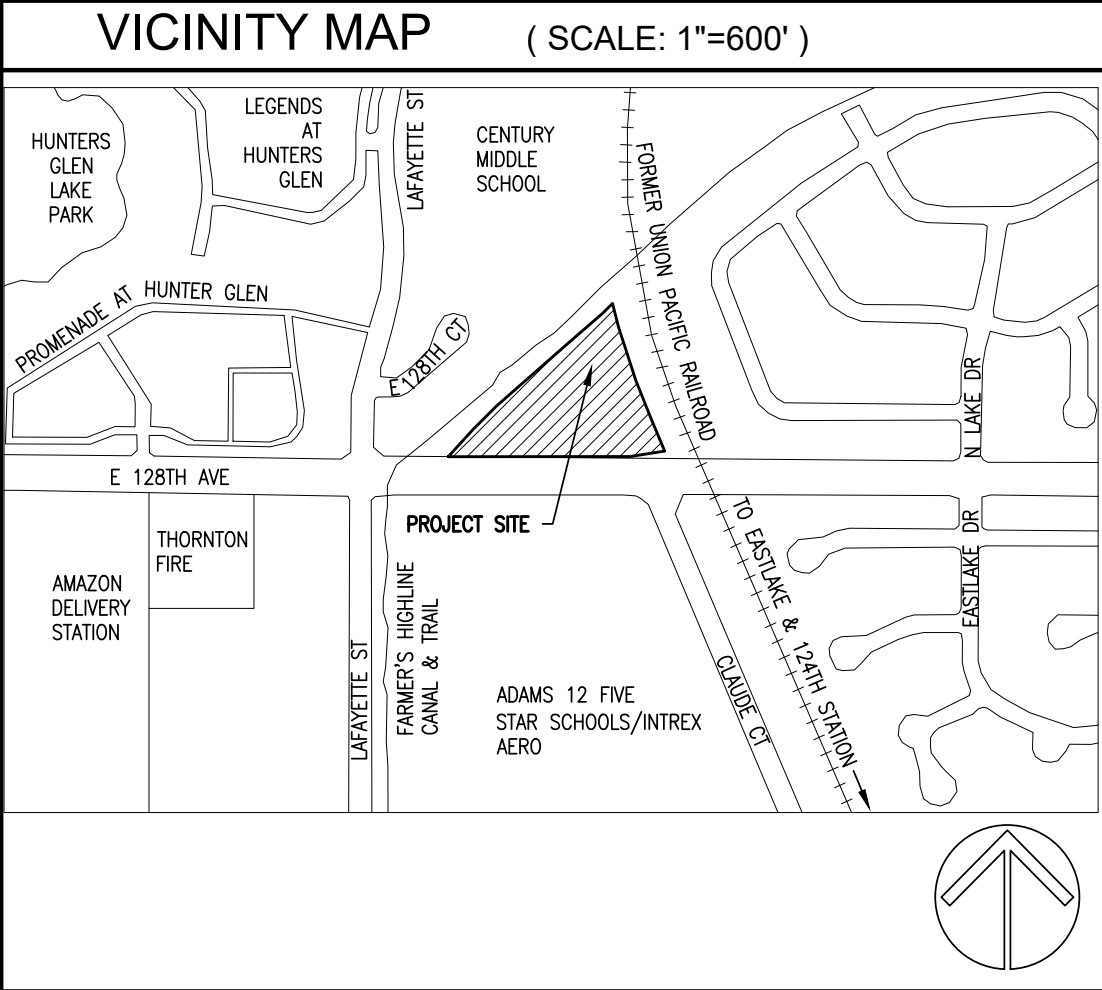
Atentamente,

Kira Stoller, AICP  
Planificadora Senior





(1551 EAST 128TH AVENUE)  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26;  
THENCE NORTH 89°55'25" EAST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 97.56 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 42°18'26" EAST 67.69 FEET PASSING THE SOUTHERLY LINE OF THAT PARCEL AS DESCRIBED IN RECEPTION NUMBER 20050623000664880 FOR A TOTAL DISTANCE OF 182.91 FEET TO A CURVE TO THE RIGHT;  
THENCE ON THE SOUTHEASTERLY LINE OF SAID PARCEL THE FOLLOWING 6 COURSES:

- 103.25 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 990.00 FEET, A DELTA OF 5°58'33" AND A CHORD THAT BEARS NORTH 45°10'18" EAST 103.21 FEET;
- THENCE NORTH 48°18'35" EAST 177.80 FEET TO A CURVE TO THE RIGHT;
- THENCE 18.71 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 990.00 FEET, A DELTA OF 1°04'59" AND A CHORD THAT BEARS NORTH 48°48'32" EAST 18.71 FEET;
- THENCE NORTH 49°21'58" EAST 222.12 FEET TO A CURVE TO THE LEFT;
- THENCE 46.80 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 510.00 FEET, A DELTA OF 5°15'29" AND A CHORD THAT BEARS NORTH 46°46'00" EAST 46.79 FEET;
- THENCE NORTH 44°24'06" EAST 19.09 FEET TO A NON TANGENT CURVE TO THE LEFT AND THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED IN RECEPTION NUMBER 2009000046216;

THENCE ON SAID WESTERLY LINE THE FOLLOWING 3 COURSES:

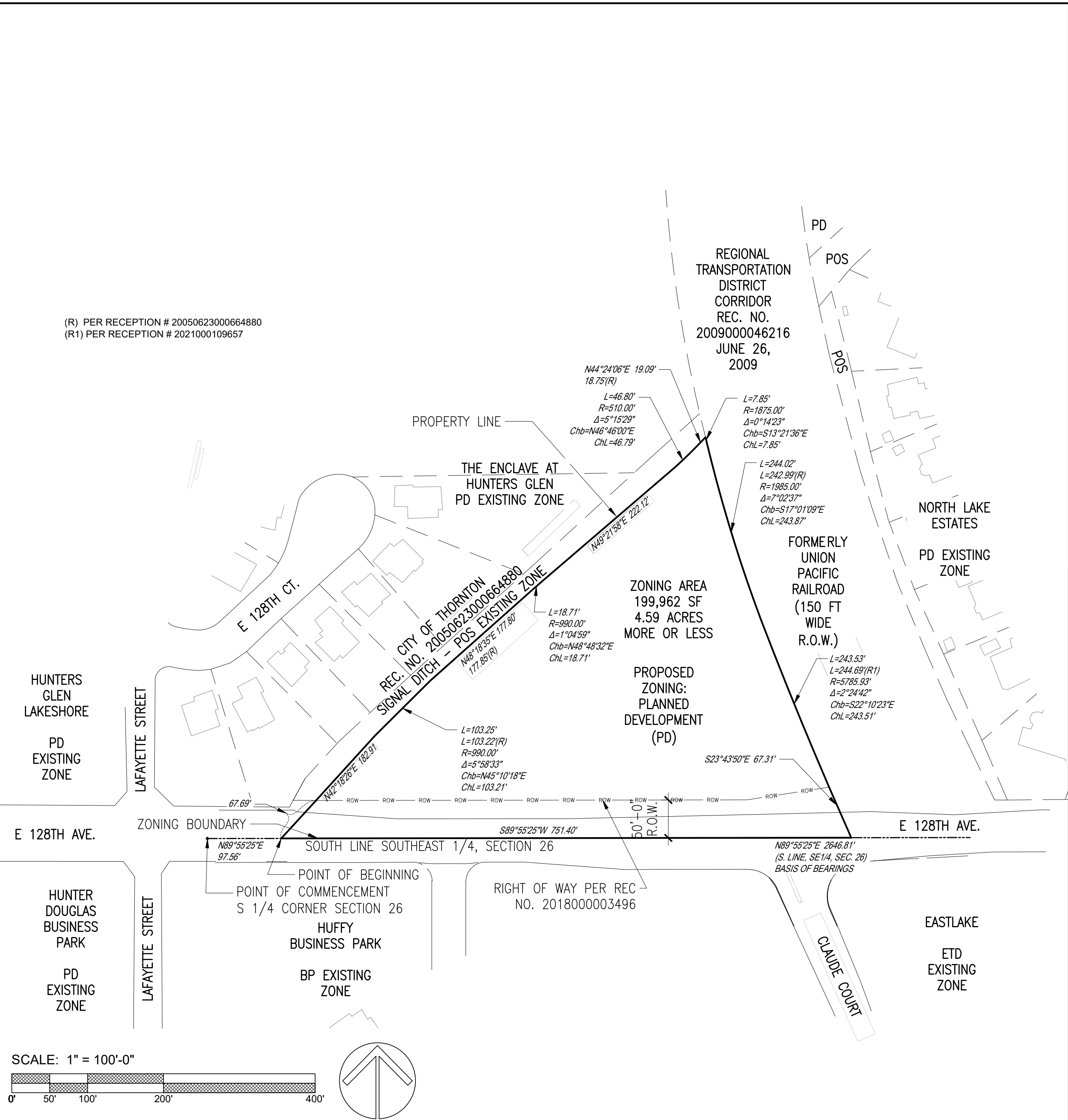
- 7.85 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1875.00 FEET, A DELTA OF 0°14'23" AND A CHORD THAT BEARS SOUTH 13°21'36" EAST 7.85 FEET TO A NON TANGENT CURVE TO THE LEFT;
- THENCE 244.02 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1985.00 FEET, A DELTA OF 7°02'37" AND A CHORD THAT BEARS SOUTH 17°01'09" EAST 243.87 FEET TO A NON TANGENT CURVE TO THE LEFT;
- THENCE 243.53 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 5785.93 FEET, A DELTA OF 2°24'42" AND A CHORD THAT BEARS SOUTH 22°10'23" EAST 243.51 FEET;

THENCE SOUTH 23°43'50" EAST 67.31 FEET, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 26;  
THENCE ON SAID SOUTH LINE, SOUTH 89°55'25" WEST 751.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 199,962 SQUARE FEET OR 4.590 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF NORTH 89°55'25" EAST.

ZONING MAP



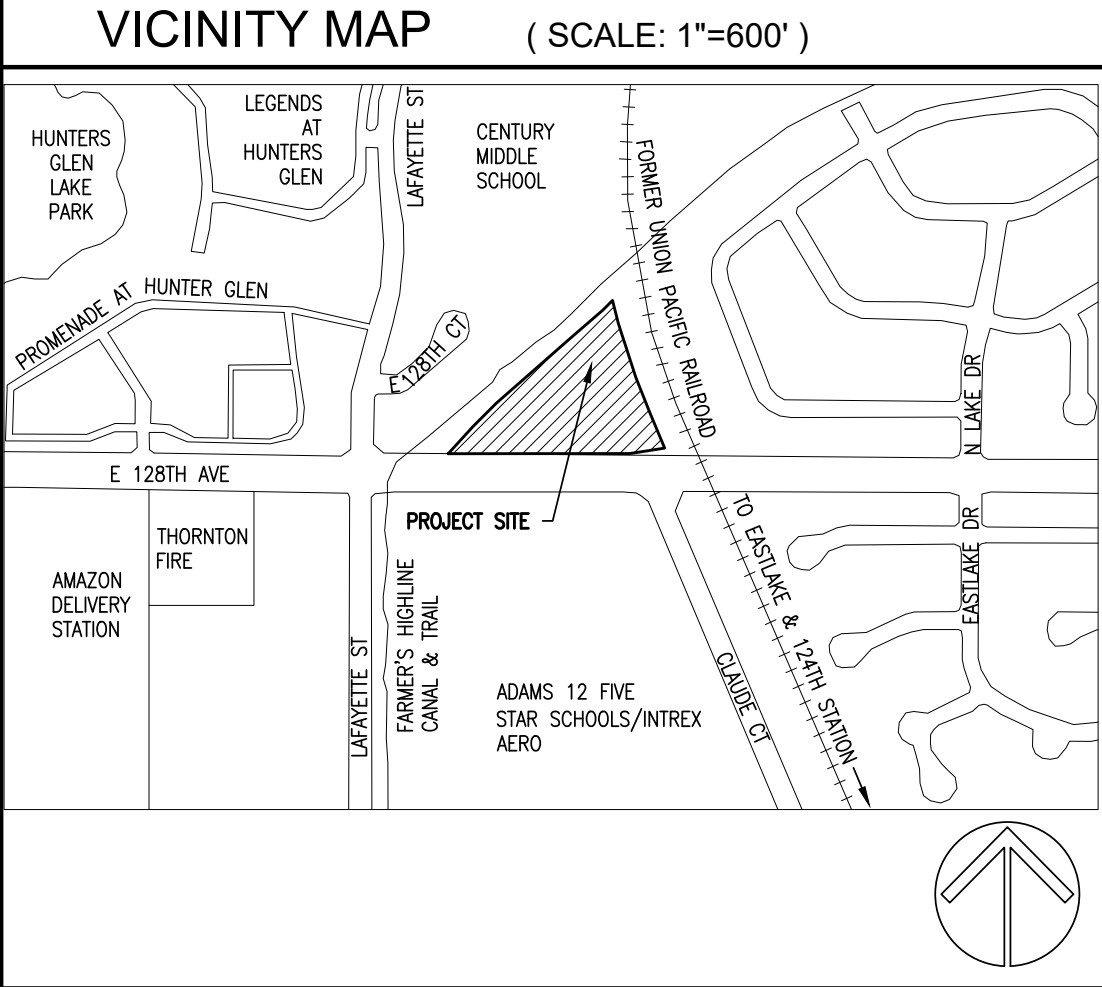
LINE TYPES		
		ZONE BOUNDARY
		ADJACENT PROPERTY LINES
— ROW —	— ROW —	RIGHT OF WAY LINE
		ADJACENT STREETS
		STREET CENTERLINE
		ADJACENT BUILDINGS
ISSUE	DATE	DESCRIPTION
1	3/18/24	PD CSP APPLICATION
2	9/27/24	CSP REVISED APPLICATION
3	4/25/25	CSP REVISED APPLICATION
4	6/27/25	CSP REVISED APPLICATION
5	8/5/25	CSP REVISED APPLICATION
SUITE 2250, 1670 BROADWAY DENVER, CO 80202		
VAN TILBURG, BANVARD & SODERBERGH, AIA ARCHITECTURE * PLANNING * URBAN DESIGN www.vtbs.com		
ZONING MAP		
SHEET 1 of 1		

CLAUDE COURT RESIDENCES  
OVERALL DEVELOPMENT PLAN

(1551 EAST 128TH AVENUE)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PLZ202400439



LEGAL DESCRIPTION

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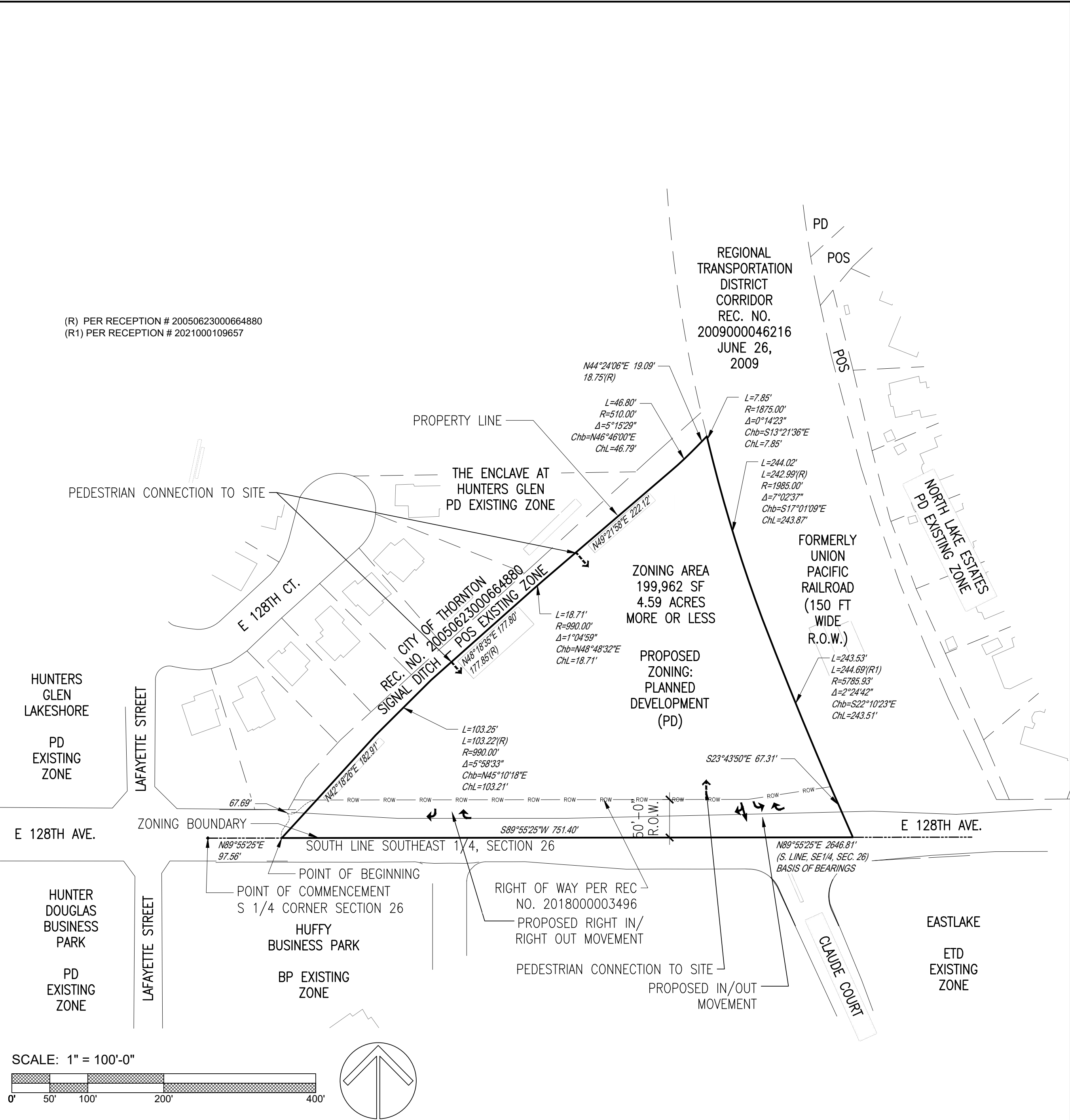
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OVERALL DEVELOPMENT PLAN



LINE TYPES		
		ZONE BOUNDARY
		ADJACENT PROPERTY LINES
		RIGHT OF WAY LINE
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OVERALL DEVELOPMENT PLAN		
SHEET 1 of 1		

**Planned Development Standards**

Claude Court Residences  
1551 East 128<sup>th</sup> Avenue  
Thornton, CO 80241

Prepared By  
Maiker Housing Partners  
VTBS Architects

August 5, 2025

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## Section 1 (Introduction)

- *Intent/Purpose of PD District*
  - Intent – The project goals are to provide affordable housing in alignment with the stated parameters of the approved City of Thornton East Lake Station Area Master Plan (2015), which identify this parcel as part of Planning Area A within the ½ mile TOD radius of East Lake Station, and “Appropriate for Multi Family up to 30DU/Acre. This requires rezoning, and a PD will allow for standards that ensure a contextually appropriate and thoroughly livable multi-family residential community.
  - PD Justification – The development is unique due to the triangular site area bounded by the Signal Ditch Trail, East 128<sup>th</sup> Avenue, and RTD Corridor. The site’s shape and inclusion in the STAMP plan for Multi-Family Housing requires consideration of setbacks, height, landscape frontage, and parking that differs from other zone districts.

The FLUM Map identifies this site as TOD, and the proposed development targets a density and intensity that acknowledges proximity to Single Family residential, although the site does not directly border and single family – buffered by the RTD Corridor and Signal Ditch Trail. This proposed development aligns with the Comprehensive Plan’s Building Blocks of Greater Housing Choice and Walkable Neighborhoods. Provision of Affordable Housing assists in the implementation of the city's Comprehensive Plan in each of the eight “Big Idea” Vision Themes.

- (CII) by specifically honoring and noting within the development, the history of this particular site as agricultural beet farming.
- (GSA) by creating people oriented places off the Signal Ditch Trail, as well as visible art along East 128<sup>th</sup> Avenue.
- (EV) by providing lower AMI housing to support entry level and services oriented work force.
- (RR) with integrated human services as part of the affordable Housing Offering.
- (QDN and CPP) by providing higher density housing balanced with green space, in a walkable neighborhood emphasizing multi modal transportation given proximity to the Signal Ditch Trail, and the East Lake Station.
- (SG) by following Zero Energy Ready Homes Multifamily Version 2 and ENERGY STAR design requirements.
- (SHC) by including and encouraging community gardens and orchard.

The proposed PD is compatible with present development in the area, given the STAMP plan, and will not have a significant, adverse effect on the surrounding area. Achieving higher density housing on this parcel has been balanced with a form, quality of material, and aesthetic arrangement that blends with the surrounding uses and is buffered by landscape. The proposed PD is consistent with public health, safety and welfare by engaging with the Signal Ditch Trail, providing play areas and community garden. Affordable Multi Family Housing achieves greater efficiency and economy in the use of land and its resources.

The proposed design could not otherwise be achieved under the zoning regulations for the existing districts. The closest district would be Multi-Family (MF), but this PD limits height to an appropriate level given proximity to Single Family (SF), Limits Parking to an appropriate level for TOD development, and provides landscape buffers appropriate for the complexities of the triangular site shape, and allows density that provides greater housing choice in the area.

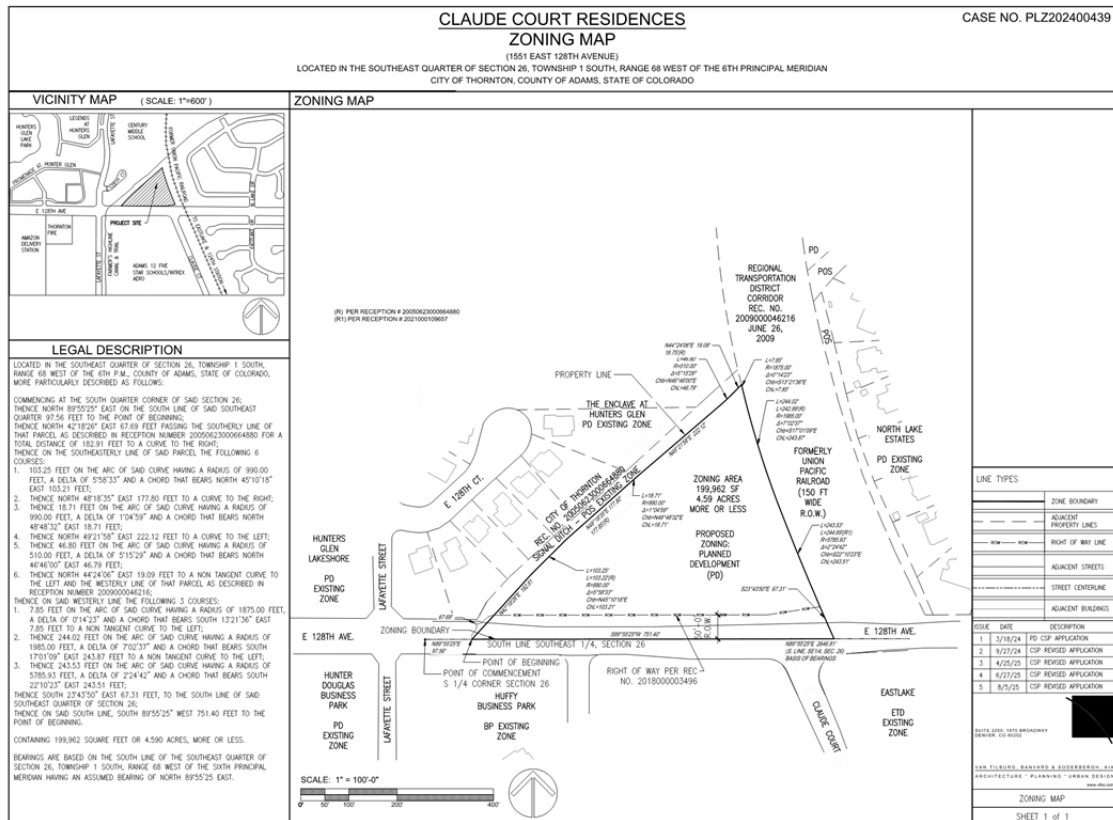
The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD district. This proposed development includes interior bike storage with work area, dog wash, exercise and yoga room, interior community gathering space, game room, exterior patio, exterior play structures, grill area, dog park, community garden, pedestrian trail access, private balconies/patios, EV charging for alternative vehicles (bikes, etc) and automobiles, Zero Energy Ready Homes standards for energy Efficiency, and space for human services support on site.

- **PD District Overview**

- Size and Location Description – 1551 East 128<sup>th</sup> Avenue: Claude Court Residences

The site is north of East 128<sup>th</sup> Avenue at the intersection of Claude Court. It is a triangular infill site bordered on all three sides by either East 128<sup>th</sup> Avenue on the south, The Signal Ditch Trail on the northwest, and the RTD light rail corridor on the northeast. Prior to any ROW Dedication the parcel is 3.74 Acres.

- Planning Area Description – Residential
- Project map(s)



- *Applicability of Standards:*
  - General – These PD Standards shall govern future development applications in Claude Court Residences. All regulations not specified in these PD Standards for Claude Court Residences shall conform to the requirements for each use, or most compatible zoning district, as outlined in the city Code in effect at the time of development, as determined by the Development Director.
  - Conflicts – In the event of a conflict between city Code and any of the provisions set forth in these PD Standards, these PD Standards shall control.
  - Development permits – Any development proposals that require an SUP will be reviewed by the Planning Commission, unless the application qualifies for administrative review in accordance with the Development Code, as amended. Development Permits that do not require an SUP will be reviewed administratively.

**Section 2 (Uses and Use Regulations with Development Standards)**

- *Land Use and Development Standards Chart*

Planning Area	Land Use	Acreage	Max. Density	Units
PA-1	<i>Residential</i>	3.58 net	24 du/acre	<i>up to 85</i>
<b>Development Standards</b>				
Minimum Lot size:		20,000 square feet, with minimum lot area of 1,740 square feet for each dwelling unit in a multifamily use		
Maximum Building Height:		50 feet		
Minimum Front Setback:		25 feet		
Minimum Side Setback:		25 feet		
Minimum Rear Setback:		25 feet		
Minimum unit size:		500 sq. ft./DU		
Maximum Lot Coverage:		60% for all residential structures; 50% for all nonresidential structures; 70% for all structures combined.		
Minimum Parking Requirement:		1 space/DU		

- *Land Use Category Description - Residential use shall be multifamily type of housing.*
- *Permitted Use Chart, Use Descriptions - as defined in the Development Code:*
  - Permitted Uses – multiple dwellings,
  - Specific Use Permits – Day Care, or School - allowed subject to discretionary approval by the Planning Commission in accordance with the Development Code, as amended.
  - Accessory Uses – Community garden with freestanding outdoor shed/storage.
  - Temporary Uses – farmers markets, construction trailers, construction yard, food trucks



### Section 3 (Urban Design Standards)

- *Vehicular Circulation*
  - Cross Sections - Street Typical Cross Sections (public & private) shall meet the city's Standards and Specifications, including alleys when applicable.
- *Pedestrian Circulation*
  - Sidewalks
    - ROW - In alignment with city requirements
    - Internal private - 5ft
- *Site Design*
  - Site Furnishings – Benches, exterior trash receptacles, exterior bike racks, lighting, way-finding, monument signage, and other elements shall be consistent and complimentary in design and color to the building materials, themselves, and each other. Acceptable material shall include painted metal, concrete, cast stone, and/or other natural or synthetic/composite materials of standard construction use for wear and color retention.
  - Fencing, Retaining walls, Refuse: per base code standards at time of approval.
- *Maintenance standards*: per base code standards at time of approval.
  - Property Owner is responsible for the maintenance of common space, parks, trails, fences, landscaping, etc. within the property boundary, and in ROW.
  - The city of Thornton maintains the structural integrity of the concrete surface of the regional multipurpose trail; developer/assigns maintains the adjacent landscaping and day to day maintenance such as snow removal.
  - Off Site Property Owner(s) or otherwise assigned responsible party shall be responsible for maintenance of other off-site improvements, (Signal Ditch, Overland Emergency Overflow Path.)
- *Utility Design*
  - If the connection to the Zone 3 water pressure zone will result in static pressures greater than 110 psi then system PRVs will be required with this development. All sanitary sewer manholes installed with this project will need to be lined due to high H<sub>2</sub>S levels.

#### **Section 4 (Architectural Standards)**

##### *(1) Building massing.*

- a. All multifamily buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes.
- b. Buildings shall be articulated through the use of decorative banding, or change of material and/or color, or sloping roof planes.
- c. Massing and use of exterior materials shall be arranged so as break down the appearance of larger structures in groupings of a scale and rhythm appropriate to the building height. Plain, monolithic structures with long, monotonous, unbroken wall and roof plane surfaces shall not be allowed.

##### *(2) Architectural elements.*

Massing will be articulated with plane breaks, changes in roof form, and material transitions at regular intervals in keeping with traditional residential architectural rhythms. All multifamily buildings shall employ at least two of the following design items applied consistently along each façade:

1. Projections.
2. Recesses.
3. Shadow lines.
4. Window patterns.
5. Overhangs.
6. Relief.
7. Changes in parapet height.

Stairways shall not be located outside of the building envelope.

Primary Entrances to apartment buildings should be identifiable by an architectural treatment such as a covered portico or a different roofline treatment.

##### *(3) Exterior wall materials.*

For all multifamily buildings, the total net exterior wall area (excluding windows and doors of each such building) shall be composed of one of the following:

1. At least 30 percent brick or stone (excluding window and door areas and related trim areas) with the balance being any type of lap siding and/or stucco.
  - a. Architectural grade metal panel systems shall not exceed 15 percent of the net exterior wall area on the front elevation and 25 percent of the net exterior wall area on rear and side elevations. In no case shall metal panels comprise more than 20 percent of the net exterior wall area for the entire building.
  - b. Metal panels shall be a minimum of 24-gauge thickness (0.0250") with a 30-year warrantied paint finish and concealed fastening system.
2. At least 20 percent brick or stone (excluding window and door areas and related trim areas) with the balance being stucco and/or a "cementitious" lap siding. (A cementitious lap siding

product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.)

3. All stucco provided there are unique design features in the elevations of the buildings.
4. Prohibited exterior building materials include smooth-face concrete block, painted concrete block, field-painted metal siding, highly reflective metal siding, and unfinished metal siding.

*(4) Setbacks.*

- a. Buildings shall be set back a minimum of 25 feet from the right-of-way line of all major and minor arterial streets.
- b. Buildings shall be set back a minimum of 25 feet from each property line adjacent to property, not within the development.
- c. Buildings within the development shall have a minimum separation of 20 feet.

*(5) Building height.*

The maximum building height shall be 50 feet.

*(6) Roofing materials.*

All sloped roof areas shall be clad with high profile composition shingles such as slate, tile, shake, standing seam metal roofing, or dimensional asphalt shingles.

*(7) Roof shapes.*

- a. Roof Forms shall be flat roof with parapet, or sloped roof of minimum 4:12 slope, or a combination thereof.
- b. Each building roof shall have at least three distinct roof ridgelines, or parapet walls shall vary in height and/or shape at least once in a building wall length.
- c. All sloped roofs shall include a minimum 10-inch overhang beyond each major long wall plane of the building, and a 6-inch overhang along gable ends.

*(8) Windows.*

All elevations on multifamily buildings shall contain windows.

*(9) Recreational amenities.*

All multifamily developments shall incorporate at least four of the following exterior recreational amenities:

- a. Community garden
- b. Dog run
- c. (2) Play Areas with age appropriate structures
- d. Picnic area

e. Roof deck

*(10) Signage.*

Monument signs shall have a maximum height of six feet and maximum area of forty-two square feet. All signage shall be coordinated so as to give the appearance of a unified, cohesive development as well as to contribute to the overall design theme of the development.

*(11) Fencing and Site Walls*

Fences and walls should be decorative in nature, and generally contribute to the visual quality of the project or development, while being by design as unobtrusive as possible. Acceptable materials include Three Rail Wood Fencing; Decorative Concrete Block; decoratively finished, scored, patterned or colored concrete; and other masonry as utilized in the building's architecture. A combination of fencing and landscaping should be incorporated wherever practicable.

*(12) Quality enhancement standards.*

In addition to any other applicable standards set forth in this section, each multifamily building shall incorporate at least five of the following architectural features:

- a. All units have balconies or on grade patios
- b. The building steps down one story to provide a covered roof deck amenity.
- c. The building's roof is a combination of low slope and pitched with at least five distinct ridgelines and parapet heights, at least two of which are at least two feet apart in height, and two of which are at right angles to the others.
- d. All building elevations contain at least three distinct wall planes separated from each other by at least two feet.
- e. Landscaping along arterial and collector streets shall be enhanced through the use of berms, screen walls, larger trees than required by Code and/or additional numbers of bushes and other screening plants.
- f. The building's main sloped roofing elements are pitched with at a 12:12 slope.

## Section 5 (Landscaping, Public Land Dedication)

### 1. Landscape Standards

*All properties shall feature landscape areas in the front, rear, side and perimeters that separate parking areas, other vehicular use areas, or buildings from adjacent property lines according to the following provisions:*

Within the front, interior side, and rear yard there shall be a landscape area at least 20 feet in depth between parking areas and property line, unless an alternate buffer with enhanced landscape features is utilized.

- Within the front yard, alternate landscape buffers shall be a minimum of 8' in depth, have a 36" decorative screen wall, and one of the following:
  - 1 additional tree equivalent (TE)\* every 50 linear feet  
OR
  - Public art as determined with Thornton's Public Arts Coordinator.
- Within the interior side and rear yard, alternate landscape buffers shall be a minimum of 8' in depth, have a 42" three-rail wood fence, and one of the following:
  - 1 additional tree equivalent (TE)\* every 50 linear feet  
OR
  - Evergreen trees upsized from 6' ht. to 8' ht.

*\* Tree equivalent (TE) means one two-inch caliper or one six-foot tall clump deciduous tree or one six-foot tall evergreen tree or ten No. 5 container size evergreen or deciduous shrubs or 20 No. 1 container size woody ground covers or ornamental grasses or sixty four-inch pots or other substitutions as may be allowed in the development permit process.*

### 2. Public Land Dedication/Recreation:

- Cash-in-lieu - Public land dedication shall be satisfied by a fee as determined by City of Thornton's formula.

Anticipated:

81 DU X 2.86 PEOPLE / 1000 PEOPLE X 10 ACRES = 2.3166 ACRES

2.3166 ACRES X 43,560 SF/ACRE = 100,911.1SF \* 1.50 = \$151,366.64

Summary of 1<sup>st</sup> Maiker Neighborhood Meeting

Occurred on July 29, 2024, at Adams 12 Five Star Schools Conference Center

Estimated Attendee Count: 100 (75 in-person & 15 online, plus city staff & applicant team)

- Who owns the property? When was it purchased?
- What is the quasi-judicial process?
- Was applicant appointed by council?
- How can property currently be developed? What is the existing zoning?
- Where does the applicant get their funding?
- Did you talk to city about proposal prior to purchase? It sounds like a backroom deal.
- AMI (area median income) would be 30 to 70%.
- Explained Eastlake plan and density allowed .
- Construction projected to start spring 2026 .
- Why not build for sale product like condos?
- Is it property tax exempt?
- Concerns about homeless in the area and impact to property values.
- What percentage is going to be for Section 8?
- Where is playground equipment?
- Squeezing too many people in small area.
- Has parking or traffic survey been done? What number of parking stalls are proposed?  
Overflow to neighboring subdivisions is already an issue.
- Does applicant own other properties within Eastlake sub area? No.
- There are flooding issues on the site and in the area.
- Adams school district building has parking issues.
- Don't like building elevations. Why does it have to be 3 stories? Project doesn't pencil at 2 stories.
- What happens if people rent out to others under the table?
- Will property be sold off after development?
- What is the total number of people that could live in the building based on room and bedroom count? 288 people
- Activity around building will be round the clock
- Any funding provided from surrounding businesses? No.
- Why not just provide market rate product?
- Have you pulled comps on home prices? They are way higher than you think.
- Do you have plans to go up to 5 stories?
- Comparison of surrounding houses for any previous projects?

- We will bring more people to future meetings.
- Don't believe this is a nonprofit organization.
- How will site be accessed from street? Turn lanes? Adding a traffic signal?
- Have you driven around area? There are very nice homes. Don't want value to go down or taxes to go up. This is an affluent neighborhood.
- Third floor residents will be able to look into neighbors lots.
- Maiker's other projects have a one-star review on Google. Could be from people that weren't able to keep living there.
- Haven't heard any positive feedback. Hasn't been any so will you withdraw?
- Can we have a list of other sites? Website is maikerhp.org
- What design elements might be altered based on feedback?
- There's a ward four meeting on Wednesday where people can speak to council.
- Noise & light pollution concerns.
- Example of what previous sites look like after a few years?
- Perhaps reduce portion of building to two stories.
- Where is roof deck located?
- Concerns about conservation of land.
- What will make Maiker do if credits for funding aren't granted or approval isn't received?
- What code issues are there?
- HOA contacts for surrounding area.
- Why not install an 8-foot fence on the trail?
- No metro district for site.
- Not concerned about this being an affordable product, voiced by much of crowd.
- Crime stats/scores available from other projects before and after development?
- Are you looking at other locations?
- Not giving people a good quality of life.
- Not very close to any shopping, one mile away.
- Is safety put at risk to high school students riding bike on trail?
- Any on site security?
- What criteria do residents need to meet to live in building? Can you provide?
- Will you rent to illegals? Applicants need to provide an I-10.
- Are you really here to listen?
- Background checks done?
- Parking doesn't account for guests.

### **Summary of Maiker Open House for Western Neighbors**

Occurred on March 13, 2025, at North Metro Church - Student Center

Meeting started around 5:36 PM, began with an intro presentation and mentioned following city docs: Eastlake STAMP plan, Comp Plan TOD designation, Housing Needs Assessment, Zoning Code (site currently in Neighborhood Service district), clarified request is for Zoning Amendment and CSP, highlighted site constraints, proposed layout and amenities, what was heard at first neighborhood meeting.

Around 5:57 PM residents were given the opportunity to visit the 4 stations outlined below.

1. Process and engagement: process, STAMP & Comp Plan
2. Maiker: funding, data & demographics
3. Community Design: height, design, landscaping, trails, architecture, traffic, offsite improvements, parking
4. Community Opportunities: safety, parking enforcement, leasing procedures

### **Attendees**

Residents: 17

City staff: 2 (Warren & me)

Applicant team: 7+ (Maiker Housing Partners, Pachner Group & VTBS Architects)

### **Comments/Questions**

- What determined who got the mailings?
- Has anyone examined the school traffic?
- When are the hearings scheduled?
- Way too much density for site.
- If this process began in 2015 why are neighboring residents only hearing about it now?
- Will apartments allow Section 8 vouchers?
- This is basically already a done deal.
- Would prefer the site be a park/open space.

### **Notes**

- During sign-in some people mentioned not having received notice in the mail, one of the residents mentioned posting information about the meeting on the community mailbox

Meeting wrapped up around 6:45.



### **Summary of Maiker Open House for Western Neighbors**

Occurred on March 20, 2025, at North Metro Church – Student Center

Meeting started around 5:32 PM, began with an intro presentation and mentioned following city docs: 2015 Eastlake STAMP plan, 2020 Comp Plan TOD designation, 2024 Housing Needs Assessment, Zoning Code (site currently in Neighborhood Service district), clarified request is for Zoning Amendment and CSP, highlighted site constraints, proposed layout and amenities, what was heard at first neighborhood meeting. Cannot and will not charge for parking. Anyone who provided email on sign in sheet both last week and tonight will be sent list of other Maiker projects and studies about impact of this type of development on existing single-family property values.

Around 5:55 PM residents were given the opportunity to visit the 4 stations outlined below.

1. Process and engagement: process, STAMP & Comp Plan
2. Maiker: funding, data & demographics
3. Community Design: height, design, landscaping, trails, architecture, traffic, offsite improvements, parking
4. Community Opportunities: safety, parking enforcement, leasing procedures

### **Attendees**

Residents: about 40

City staff: 2 (Mike & me)

Applicant team: 7+ (Maiker Housing Partners, Pachner Group & VTBS Architects)

### **Comments/Questions**

- Is there an on-site manager? Yes, during standard business hours
- When did Maiker purchase the site?
- Proposing more density than what should be allowed based on city plans.
- What does current zoning allow?
- When can we speak to Council about the matter?
- Where are the neighborhood services going to go if the site is rezoned?
- Mountain views impacted, concerned about guest parking overflowing during large events, low income will damage property values
- Density seems appropriate south of 128<sup>th</sup> Avenue, but not on the north
- Can cul-de-sac institute permit parking only?
- Due to existing parking issues in the area the whole site should be made a parking lot.
- Ditch is not well maintained
- What is the easement for the RTD line? Can city assure citizens that commuter line will be

### **Notes**

- Many people mentioned not having received notice in the mail

Meeting wrapped up around 6:45.

### Summary of 2<sup>nd</sup> Maiker Neighborhood Meeting

Occurred on April 3, 2025, at Rocky Top Middle School Cafeteria (utilized microphone)

Estimated Attendee Count: 120 (97 in-person & 20 online, plus city staff & applicant team)

#### Project Summary

- Intro of applicant team and who Maiker is.
- Overview of the subject site & location of other Maiker sites.
- Where project is in the review cycle.
- Mentioned charrette that occurred in November 2022.
- Explained two different applications will be voted on.
- What has been heard at previous community engagement events.
- Four guiding documents and how rezoning request aligns with them.
- CSP overview - site constraints, architectural influence, general layout, amenities, and elevations.
- Community priorities
  - Landscape and trail - will enhance area along the ditch
  - Parking overflow - project will provide stickers identifying residents
  - Traffic impact of project - is less than 1% (170 trips generated, currently at 20,118 daily volume), will be making some roadway improvements
  - Noise and light impacts - dark sky provision, considering acoustic factors
  - Proximity to existing residents
  - Rent & income limits - highlighted specific jobs that would qualify
  - Management of the site
  - Property value study - no adverse impacts on home prices
- Continued refinement of plan to occur before hearings.
- Applicant team contact info.

#### Questions/Comments

- Pachner donations brought up, purchasing votes
- Didn't move to Thornton for this kind of development
- How many other properties have been purchased by Maiker that required a rezoning?  
All, some were lower density residential though.
- All parking to be standard stalls versus compact.
- Need more details on income limits & max AMI – minimum income of 2.5 times rent
- How many units are designated for vouchers? No specific number and will be first come first serve.

- Why not have a parking lot or coffee shop on site? These would have more traffic than the proposal.
- Will unit count change later? Would require amending plan which applicant doesn't intend to do.
- Flooding concerns. A detention plan is required to be review.
- How many 1-, 2-, and 3-bedroom units are proposed? Provided breakdown and how many people can live in each unit? 2 per bed plus 1 additional, still need to fall under income limits .
- Lease will limit number of cars per unit.
- Judge won't approve evictions & lease can't prevent bad actors.
- Who are investors in organization? Large financial investors.
- How large will units be after removing parking and landscaping?
- What will the impact on 1st responders be? The city reviews this.
- Isn't one of the council members on the board and are they voting for our interests?
- Why weren't more neighbors notified?
- How do tax credits work? Property being tax exempt
- Any bilingual property managers? Yes
- Preference for first responders or teachers? Just first come first serve.
- Have gone door to door to over 50 residents and most people aren't opposed to developing under the current zoning of small-scale commercial.
- How many existing Maiker sites are surrounding single family or schools? The vast majority.
- What are the setbacks at the other sites compared to this proposal?
- Do you live by any of the Maiker projects? If not, you should.
- Police can't enforce on private property, isn't that what the site will be?

#### Online Feedback

- 1.5 parking spaces per unit is not enough parking. Not by a long shot based upon the demographic you are targeting for occupancy.
- Recent apartments built do not have enough parking. How will this be different? Generally people that live in the suburbs do not use only public transit.
- Good explanation so far. Would have been helpful to have references to the four guiding documents in the meeting invitation. New question: any chance of making the facade shown in the rendering more interesting? Color, texture...
- Have you ever been to your own properties about 6:00 PM to see how many people are fighting for parking spaces? Based upon the presentation so far, I would guess not.

- How is property management going to control who is living in the household? There are many people who live in apartments that are not registered on the rental contract.
- So only nearby workers qualify for this housing and they will be verified as teachers and 1st responders?
- Good presentation. Thank you. Overall I wish this was housing because cramming families into apartments does not seem like the right approach.
- You claim a rise in property values. Please comment on how that compares to the rise in property values outside of the development area. Growth in values doesn't mean goodness, especially if the rate of growth is less than if the buildings weren't built.
- How much involvement do you have with property management?
- There are larger lots of land in that area. Why aren't those lots being looked at instead of this tiny triangle?
- What are you doing to ensure privacy for our backyards from apartment balconies? Design needs to ensure privacy screening and not rely upon trees that are bare in the winter period
- Police won't regulate based on sticker.
- With respect to increased traffic, why not make it a two-story? Why this area? There's plenty of open space around Target, on either side of 128th and I-25? Washington Street.
- How often are people's income verified? Upon each new lease renewal?
- I think that something that blends in with neighborhood architecture versus something modern that really sticks out.

**Attachment 11**

**From:** [REDACTED]  
**Sent:** Wednesday, June 19, 2024 6:55 PM  
**To:** Kira Stoller  
**Subject:** (External) 128th & Claude

Good evening Kira,

My name is Jo DeBuhr, and I'm a concerned and caring Thornton-ite!

Re the property at 128<sup>th</sup> & Claude ...

Can you please help to ensure that the developer relocates the large prairie dog colony there? I understand Prairie Dog Action has offered to relocate, to the US fish and wildlife land in Pueblo, where they are reintroducing black footed ferrets - so easy peasy for all!

Super important for these developers to abide by the prairie dog ordinance ("good faith effort" rather than kill).

Thank you so much for your attention to this matter!!!

Jo

**From:** [REDACTED]  
**Sent:** Friday, July 26, 2024 11:39 AM  
**To:** Kira Stoller  
**Subject:** (External) Notice of Proposed Development Meeting - July 29th 6PM to 7 PM - 1551 E 128th Ave Zoning - Affordable Housing

Kira,

My wife and I live in Hunters Glen and are opposed to the Zoning Amendment that would allow the Maiker Housing Partners development in our neighborhood.

Please let us know if you require any additional correspondence,

Patrick & Mary Ann Yeager  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, July 31, 2024 9:08 AM  
**To:** Kira Stoller  
**Subject:** (External) Claude Ct & 128th - Low Income Housing Project

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Ms. Stoller,

I am appalled that you would allow these developers buy land and propose to build a low income housing development in my neighborhood!

What is even more appalling is that I have talked to one my neighbors who lives in the town homes and she did not even receive the mail you sent out regarding the meeting that took place on Monday, July 29 regarding this low income housing development on Claude Court and 128th Avenue! She was furious and is totally opposed of this low income housing project. How many other residences of other town homes and houses in the area have you missed?

I was on the Zoom call. I wish I would have attended the meeting in person! You never did answer any of my questions.

My neighbors and I have lived in this area several years. We take pride in our neighborhood. How dare you bring in a low income housing development and jeopardize not only our property values but our safety! Us homeowners have no say in what you develop around our neighborhood? That is ridiculous!

The low income housing development will bring in nothing but more congestion. You want to build a 3 floor 80 units on the 3.25 acres of land. That is too many people in such a small area. I seen your parking accommodations. They are inadequate! We are already experiencing parking issues because of Century Middle School.

The Signal Ditch Trail that everyone enjoys - will be ruined!

This low income housing development is a bad idea on so many levels!! Would you want a low income housing development moving into YOUR neighborhood? I doubt it! How do you sleep at night knowing you are going to ruin neighborhoods?

Sincerely,

Carol Duba

**From:** Mike Garrott  
**Sent:** Thursday, August 1, 2024 8:16 AM  
**To:** Kira Stoller  
**Subject:** FW: (External) Maiker Housing Proposal

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**From:** Randy Grant <Randy.Grant@thorntonco.gov>  
**Sent:** Wednesday, July 31, 2024 10:38 PM  
**To:** Brett Henry <Brett.Henry@thorntonco.gov>  
**Cc:** Mike Garrott <Mike.Garrott@thorntonco.gov>  
**Subject:** Fwd: (External) Maiker Housing Proposal

FYI

Randy Grant

Begin forwarded message:

**From:** [REDACTED]  
**Date:** July 31, 2024 at 8:46:25 PM MDT  
**To:** Chris Russell <[Chris.Russell@thorntonco.gov](mailto:Chris.Russell@thorntonco.gov)>, Karen Bigelow <[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)>  
**Cc:** Randy Grant <[Randy.Grant@thorntonco.gov](mailto:Randy.Grant@thorntonco.gov)>, Jan Kulmann <[Jan.Kulmann@thorntonco.gov](mailto:Jan.Kulmann@thorntonco.gov)>  
**Subject: (External) Maiker Housing Proposal**  
**Reply-To:** Thomas Greco [REDACTED]

Hi folks,

This evening, I attended the Ward 4 meeting at Thorncreek.

I am in absolute disbelief that anything like the Maiker Housing Proposal is even in serious consideration in our Ward. This cannot stand.

Recently, I've seen an uptick in drug use and homelessness in my neighborhood. A Maiker Housing would only add to this problem, which doesn't seem to be addressed by the City Council or police.

This morning, I came across a 'person experiencing homelessness' at East Lake. Last year, a 'person experiencing homelessness' had a tent set up until local residents removed it.

Last week at Lake Village Park, in the afternoon, with kids at the park, two older 'people experiencing homelessness' were smoking marijuana.



A month before that, there was a 'person experiencing homelessness' at Target on 120th asking for money, all while displaying classic symptoms of methamphetamine use.

At the same time, there was a group of 'people experiencing homelessness' with their shopping carts, disregarding lawful business at 120th and Washington at the Washington Center.

A couple of months before that, a 'person experiencing homelessness' threatened me, to where I called the police. The police, of course, did not find the person.

Now, my King Soopers at 136th and Colorado have laundry detergent locked up because of theft.

All of this is getting out of hand and it is the fault of the city council. You all have a duty to look after our interests, and not import problems, which is exactly what the Maiker Housing proposal is.

The Supreme Court of the United States found criminalizing 'people experiencing homelessness' can be charged with a crime. Any deterrent should be used. Will the City Council aggressively seek to arrest these people?

Stop this insanity.



Thank you,

Tom Greco

[REDACTED]

[REDACTED]

<1722479543637blob.jpg>

Hi Alex,

Would you please forward the below email to the appropriate department and ask a staff member to reach out to the resident to ensure that their concerns are included as the potential Maiker project is evaluated? I believe the project is considered quasi-judicial which limits my ability to engage on the topic.

Thanks,

Jan

**Mayor Jan Kulmann**  
303-538-7531



9500 Civic Center Drive/Thornton, CO 80229  
[Jan.Kulmann@ThorntonCO.gov](mailto:Jan.Kulmann@ThorntonCO.gov)

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**From:** artha ortiz [REDACTED]  
**Sent:** Tuesday, August 6, 2024 4:42 PM  
**To:** Jan Kulmann <[Jan.Kulmann@thorntonco.gov](mailto:Jan.Kulmann@thorntonco.gov)>  
**Subject:** (External) Thornton's continued building

When door knocking during the campaign, you stated the continued overbuilding of high density apartments, tiny homes and now low income housing was going to be stopped! Huh? Now it has come to my attention that low income housing is coming to property by Eastlake and the light rail. Have you or city council or the powers that be taken into consideration the impact on schools, the devaluation of homes nearby, the infrastructure (water, sewer, traffic impact, etc.)? Apparently, money talks as usual and there is little consideration for the impact on current Thornton residents. Having to beg Larimer County for water is just one example of the consequence of overbuilding, especially high density 4-5 story apartment buildings, a community of high density tiny homes and the huge construction on 120th on the former Karl's Dairy property plus the high density apartments on 130th and Washington lining the golf course. Thornton's water quality is another concern as well as sewage disposal and the impact on the environment. Where does it end? It's very disappointing to believe a candidate speaks the truth and listens to constituents' concerns about their city and says attention has been given and building in the future would be limited and then watch more and more building.....especially low income housing in middle/upper class neighborhoods. Thornton has plenty of open space north and east for expansion. Why inundate and ruin neighborhoods that people have worked so hard to save and buy? You and I both know that low income housing brings a myriad of problems to any area: drugs/alcohol abuse, transience, poverty, crime, low school attendance, devaluation of properties, abuse, trouble with the law, lack of upkeep, run down, destroyed properties, lack of pride in ownership, trash,squalor,

graffiti,.....problems. Do you have a plan to provide security and protection of surrounding neighborhoods? Police protection? Health inspections? Rules of enforcement to keep the integrity of the surrounding neighborhoods? Provide more money for Hunter's Glen elementary? More money for Century Middle and the high school for increased enrollment? I'd guess the answer is NO! How about in your neighborhood or next door to city council members, planners, those making these decisions?

Very disappointed. This decision has only reinforced my negative opinion that Thornton planners, city officials, you and the city council are short sighted and are all about the money from developers/grants with little regard for the impact of these decisions on Thornton residents' lives: quality of their lives, home values, their safety, security, health, access to a good education, how more cars and traffic impact safety, traffic patterns, the quality of water and sewer services. The value and integrity of these homes in this area matter as does our quality of life.

Artha Ortiz  
1132 C. East 139th Ave.  
Thornton, Co 80241

**From:** Christine Beaulieu [REDACTED]  
**Sent:** Thursday, August 22, 2024 6:31 PM  
**To:** Kira Stoller  
**Subject:** (External) Re: Formal Complaint - Proposed Claude Court Building/Project 17  
**Attachments:** [City of Thornton complaint.docx](#)

August 22, 2024

City of Thornton Planning Department  
Kira Stoller, Senior Planner  
[kira.stoller@thorntonco.gov](mailto:kira.stoller@thorntonco.gov)  
9500 Civic Center Drive  
Thornton, Colorado 80229

Christine & Norman Beaulieu  
1420 E. 128th Court  
Thornton, Colorado 80241  
[REDACTED]

**Formal complaint about Project number 17, Claude Court Building, 1551 E. 128th Ave. Thornton, Colorado**

Dear Kira Stoller,

We are writing to make a formal objection against the zoning amendment & conceptual site plan for the property located at 1551 E. 128th Street, Thornton, Colorado, the building of a three story multi-family building.

Our complaint is that the City has failed to notify the local Thornton citizens of the purchase, planning and development of this project that has been ongoing for the last three years.

The first formal notification of this project was sent via mail to the neighbors whose property is within 1,500 feet of the subject property. However, the other surrounding property owners were not notified and only found out about this situation because a sign was posted on the proposed property location shortly before a meeting on July 29, 2024.

Our complaint is that this project will negatively impact our positive way of life in our Hunters Glen Enclave and surrounding neighborhoods.

**The issues are that this project will -**

- **Lower the value of my home and property.**
- **Lack of privacy due to a three story apartment building directly behind my home.**
- **Concern for an increase in crime**
- **Light pollution affecting our home at night.**
- **Decrease of sunlight on our property during daytime hours.**
- **Increase traffic on the surrounding streets and my cul-de-sac where my home is located due to lack of sufficient parking at the proposed Claude Court building.**
- **Building this project on an existing gas pipeline**

This situation has caused us and my neighbors great distress and lack of confidence in the City of Thornton government officials that represent it's citizens. **Under these circumstances we do not approve the zoning change or the building of this project.**

We would appreciate a response to our complaint. We plan on attending the follow up meetings regarding this project. In the meantime, if you need any further information from me, please telephone me on the above number or write to us at the address above.

I look forward to hearing from you in the very near future.

Yours sincerely,  
Christine & Norman R. Beaulieu

**From:** Christine Beaulieu [REDACTED]  
**Sent:** Friday, April 4, 2025 4:14 PM  
**To:** Karen Bigelow; Chris Russell; David Acunto; Tony Unrein; Roberta Ayala; Jessica Sandgren; Justin Martinez; Jan Kulmann  
**Cc:** Kira Stoller  
**Subject:** (External) Formal complaint RE: Project number 17, Claude Court Building, 1551 E. 128th Ave. Thornton, Colorado

April 4, 2025

Thornton City Mayor and Council members,

This is a letter expressing our opposition to the rezoning proposal for the project on 128th in Thornton. The construction of this apartment complex will have a significant impact on the quality of life for the immediate neighbors and could potentially devalue our properties. During the neighborhood meeting, the Makar staff emphasized that the purpose of this project is to provide housing for those who are less fortunate and struggling to find affordable accommodation. It is widely acknowledged that there is a genuine need for such housing solutions. None of the neighbors have implied that they lack concern for people in need; however, the objection is primarily related to the unsuitability of constructing the apartment building on land currently zoned for commercial use. **We object to a three story apartment being built on this property.**

The residents of Hunters Glen Enclave and the surrounding neighborhoods have expressed concerns that the proposed project will significantly impact their way of life in a negative manner. Specifically, we are worried that the project will devalue their homes and properties. Furthermore, the construction of a three-story apartment building directly behind their homes raises concerns about a lack of privacy. Although it was noted that there are trees behind the homes at the Hunter's Glen Enclave in actuality there are not many because the Signal Ditch Maintenance staff have cut down trees and bushes very haphazardly leaving this area very unsightly and in no way attractive. There is also apprehension about the potential increase in crime in the area due to the new development. Additionally, residents are troubled by the prospect of light pollution affecting their homes at night and a decrease in sunlight on their properties during the daytime hours. Moreover, the anticipated increase in traffic on the surrounding streets and in the cul-de-sac, attributed to inadequate parking at the proposed Claude Court building, is a significant concern. The decision to build the project next to an existing gas pipeline has also raised alarm among the community members.

**As a result of these issues, the residents and their neighbors are experiencing significant distress and a loss of confidence in the City of Thornton government officials who represent them. In light of these circumstances, as a resident we do not support the proposed zoning change or the construction of the project.**

**In closing our concerns are -**

- **Lower the value of my home and property**
- **Lack of privacy**
- **Concern for an increase in crime**
- **Light pollution affecting our home at night**
- **Decrease of sunlight on our property during daytime hours**

- **Increase traffic on the surrounding streets and my cul-de-sac**
- **Lack of sufficient parking at the proposed Claude Court building**
- **Building this project next to an existing gas pipeline**

Christine & Norman Beaulieu Jr.  
1420 E. 128th Court, Thornton 80241

My family resides under one mile from the proposed affordable housing development at Claude Court and 128th Avenue in Thornton. I am writing to express their concerns regarding the project and the notification process.

It had come to my family's attention that Maiker Housing Partners is planning to construct approximately 90 affordable housing units at the specified location. The project is expected to utilize federal and state Low-Income Housing Tax Credits.

My family also has the following concerns:

**Notification Process:** My family was not notified about this development, despite living in close proximity to the site. We are concerned that the standard procedures for informing nearby residents may not have been followed.

**Impact on Safety:** My family is also worried about the potential effects this development may have on neighborhood safety.

As a result, I am writing this email to kindly request the following information:

- Details of the notification process undertaken for this project.
- Copies of any public notices, meeting minutes, or communications related to this development.
- Information on any zoning changes or public hearings associated with this project.

I am available for an in person, phone, or virtual discussion about this matter.

Thank you for your attention to this matter. I look forward to your response and an opportunity to better understand the implications of this project.

Best,  
Adi  
43 Blue Heron Dr.  
Thornton, CO, 80241

**Adithya Reddy**

████████████████████  
████████████████████  
████████████████████



**From:** enrique martinez [REDACTED]  
**Sent:** Monday, December 23, 2024 11:03 PM  
**To:** Kira Stoller  
**Subject:** (External) Zoning Amendment & Conceptual Site Plan 1551 E 128th Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Kira,

Myself and my family reside at 1985 E 127th Circle, Thornton, CO 80241 and are the residents impacted by potential zoning changes. The site in question is currently zoned for commercial use only but there are plans and intents to change it to residential zoning for the purpose of building a much dreaded apartment complex / multifamily dwelling/building, which we vehemently oppose for numerous reasons which I will list throughout this email.

Short and sweet version; we oppose the site to be used commercially and definitively oppose even more so, the zoning of a multifamily dwelling building. And would rather it be for open space for wildlife or a small park, that would highly benefit the surrounding neighbors, school next to the site and kids in the surrounding area and city as a whole.

Long and detailed version; we vehemently oppose the site to be used for a multifamily dwelling / apartment complex along with EVERY single neighbor because this will negatively impact our home values, the traffic, crime increases, etc.

The traffic on 128th Ave is very heavy and severe already without any building on that site as it stands right now. This will exponentially increase the traffic to absurd amounts.

Also with any population increase especially with apartment complexes, trailer parks/mobile homes and EVEN more so proposed Section 8 apartment complexes, increase the level of crime. That is not a prejudice but an actual fact. The Thornton Police Department will have more populace to patrol and police as well as an increased demand for calls for service with that type of building proposal.

Also the proposed 3 story multifamily dwelling units will face the backs of existing homes and their views from their yards, which will be negative. You may personally not be affected by this but if it was your home you would not like this at all.

A proposed Section 8 multifamily dwelling units will severely impact my own home value negatively as well as the surrounding home values, as Section 8 occupants are not

exactly the most positive thing for a home values and attract the wrong types of people. I understand that as a city, the city has to take the position of being fair and where they place and allow zoning for Section 8 housing. And believe me there are plenty of places that can be better served as building sites for Section 8 housing not just for the recipients of Section 8 housing but also the surrounding residents and businesses.

At the meeting on July 29th 2024, held at Adams 12 Five Star Schools Conference Center, the builder even admitted that the site was too small and awkward to build such a project and positioned his proposal as if it was a good thing for the city but he is only saying that because he doesn't live here and will NOT be affected by it. The builder just wants to build to make money from the construction bid. So anybody trying to make money, will say it's a good thing and especially if it doesn't affect them. But as a resident in the impacted area, it will negatively impact our neighborhoods and home values, especially with a Section 8 housing right next to our neighborhoods, which will in turn affect our property values and safety.

If you wish to discuss in further details, please email me back or feel free to call me.  
Thank you!

Best Regards, Kathleen Martinez [REDACTED]

-----Original Message-----

From: Christopher Wright [REDACTED]  
Sent: Tuesday, March 25, 2025 1:58 PM  
To: Kira Stoller <Kira.Stoller@thorntonco.gov>  
Subject: (External) Zoning Amendment for 1551 E 128th

Hi Kira,

I am firmly against this because it will decrease the value of my home and I will not be compensated in any way for this loss of capital.

Thanks,

Gene Wright  
1626 E 136th Ave.  
[REDACTED]

**From:** Brenda Cathcart-Kloke [REDACTED]  
**Sent:** Tuesday, April 29, 2025 10:37 AM  
**To:** Kira Stoller  
**Subject:** (External) Fw: Proposed Zoning Change for 1551 East 128th Avenue, Thornton, CO 80241

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Brenda Cathcart-Kloke [REDACTED]  
**Sent:** Monday, April 28, 2025 1:55 PM  
**To:** Karen.Bigelow@ThorntonCO.gov <Karen.Bigelow@ThorntonCO.gov>  
**Cc:** Chris.Russell@ThorntonCO.gov <Chris.Russell@ThorntonCO.gov>  
**Subject:** Proposed Zoning Change for 1551 East 128th Avenue, Thornton, CO 80241

Hello Karen and Chris:

Since you are my Ward IV Representatives, I am emailing to let you know I oppose a zoning change to this small triangle of light commercial zoned land to build a 3-story apartment house. Putting in that many families, plus 81 parking spaces by my property is not friendly to our environment whatsoever.

Residents like me who live in The Estates neighborhood have watched the City of Thornton add enough traffic to the city sidewalk behind us. The city sidewalk is an extension sidewalk from the park on York Street and is used by residents for walking, biking, students walking to Century Middle School, residents walking to the Light Rail Station across 128<sup>th</sup> Avenue, and the City of Thornton also promotes it as "Signal Creek Trail" for all city residents to use. We already have hundreds walking this area every day. Adding another 81 families of three, four, and five members is totally unacceptable.

Please support the residents that live here. I will also contact the Planning Department.

- Brenda Kloke
- 1907 E. 129<sup>th</sup> Avenue, Thornton, CO 80241

**From:** Karen Bigelow <[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)>  
**Sent:** Saturday, April 5, 2025 8:28 PM  
**To:** CAR <[CAR@thorntonco.gov](mailto:CAR@thorntonco.gov)>  
**Subject:** Fwd: (External) Zoning Amendment & Conceptual Site Plan

Can staff please respond to this resident, copy me and also let him know I am not allowed to discuss because it is quasi judicial?  
Thank you!  
Karen

Sent from my iPad

Begin forwarded message:

**From:** Merle Meszaros [REDACTED]  
**Date:** April 3, 2025 at 9:10:59 PM MDT  
**To:** Karen Bigelow <[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)>  
**Subject:** Re: (External) Zoning Amendment & Conceptual Site Plan

Tonight was another meeting with Maiker and the citizens that live in your district next to the triangle that Maiker is trying to build low cost apartments.

There were 97 citizens attending the meeting and some didn't attend because they felt that expressing their opinions wouldn't help at all. Several people canvassed the area in an attempt to find out what people felt about the low cost apartments. Everyone canvassed stated that they did not want the apartment built on the triangle.

Hopefully, you will vote against building the apartments in the triangle.

Please tell your husband, thank you for his service. I was in the Air Force and have injuries that made me 100% unemployable. My son served 6 years in the Navy as a Corpsman and his son is in the Air Force serving as a Crew Chief on the F35A fighters. I was lucky enough to grow up with 3 Air Force Major Generals.

Hopefully, you will make your decision at the City Council that will please the residents that live next to the triangle in question.

Sent from my iPhone

On Mar 28, 2025, at 4:36 PM, Karen Bigelow  
<[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)> wrote:

Thank you for calling the police about this event. We will also discuss with our police department.  
Thank you,  
Karen Bigelow

Sent from my iPad

On Mar 26, 2025, at 12:38 PM, Merle Meszaros  
<[REDACTED]> wrote:

Thank you for responding Karen.

Last night my wife and I were walking on the trail behind our house when a guy and his son who was about 5 or 6 years old came down the path on a small motorcycle and his kid was on a go cart. I told him that motorized bikes were not allowed on the path and he didn't care what I had to say.

He passed me again on his way back and further up the path another man stopped them to tell him the same thing. A fight broke out and the guy that was riding the motorcycle physically threw the person in the ditch. They took off going east across York Street forcing people on the path to get out of their way. The kid could hardly control the go cart.

We called the police and filed out a report and the fellow that was assaulted wants to press charges if the police can find the guy. This is becoming a common event along the path. Maybe now you will understand why we don't want low income housing next to the path. Also, undesirables have been sleeping under one of the bridges along the path.

Sent from my iPhone

On Mar 26, 2025, at 9:29 AM, Karen Bigelow  
<[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)>  
wrote:

Thank you for reaching out. I will speak to staff about this.  
Karen Bigelow

Sent from my iPad

> On Mar 24, 2025, at 9:24 PM, Merle Meszaros <[REDACTED]>  
wrote:

>

> The City of Thornton and Maiker are attempting to put 81 Affordable Rental Apartments located North of East 128th Avenue between Claude Court and Lafayette Street.

>

> The next community meeting will be held on Thursday, April 3rd, 2025 at 5:30pm at the Rocky Top Middle School at 14150 York St., in the cafeteria.

>

> Just so you are aware, citizens in the surrounding area are really upset at the attempt to put low cost apartments in our area. A show of hands disclosed that none of the people attending the last meeting wanted the apartments.

>

> Adams 12 School offices along with the Alegro Coffee parking lots are full every workday along with the Century Middle School's parking area. Traffic on Lafayette Street is a zoo with parents dropping off and picking up their kids. The parents have turned to parking to pick up their kids on 129th Avenue in our residential area. In addition, Hunters Glen parking is already maxed out along with the Peach Tree Townhomes. 128th Avenue traffic is getting difficult to say the least in the mornings and evenings.

>

> The Signal Creek Ditch walkway is full of bikes, people walking their animals and motorcycles. Hardly anyone picks up their dog poop anymore and you never see any city personnel patrolling the area.

>

> Instead of building low cost apartments which will bring in more traffic, has anyone ever thought of making the triangle into a parking lot? Additional parking is really needed in our area. I have lived in our house on 129th Avenue for over 30 years. If the

low cost apartments are built we will be looking for a different city to live in.

>

> It would be nice if our city representatives would attend the meeting just to see how upset the home owners are with the proposed low cost apartments.

>

> Merle & Sue Meszaros

> 2037 East 129th Avenue

> Thornton, CO 80241

> [REDACTED]

>

> Sent from my iPhone

>



Chris Russell

Councilmember, Ward 4

303-538-7530



9500 Civic Center Drive/Thornton, CO 80229

[chris.russell@thorntonco.gov](mailto:chris.russell@thorntonco.gov)

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**From:** Wade Harry [REDACTED]  
**Sent:** Saturday, April 12, 2025 6:59 AM  
**To:** Chris Russell <[Chris.Russell@thorntonco.gov](mailto:Chris.Russell@thorntonco.gov)>  
**Subject:** (External) Proposed Apts on 128th Ave.

Dear Thornton Mayor and City Council,

Regarding the proposed Maiker Apartment Complex on 128th Ave, Thornton, Co

For 45 years I worked in the Denver Metro area as a property manager. During my career I saw properties that were ill fitted to their site location for one reason or another. I am not opposed to affordable housing and I certainly don't fall into the NIMBY class but I believe that the proposed location and use is not a good fit for the following reasons.

There will be cars overflowing into the surrounding neighborhood. The traffic on 128th is already crowded and adding more cars during the rush hours is not helpful. Our grandson goes to Century Link Middle School which borders the site. The car congestion at drop off and pick up times is, like at most schools, challenging


Our home is about a mile away on Lafayette St. so we are not affected but the homes on 128 Ct. backing up to a three story building will lose market value.

I understand that being close to light rail seems like a benefit but in my experience very few residents will actually use the system.

The high density of the proposed apartment complex, 81 units, 121 parking spaces plus overflow and potentially another 372 people at that location is going to greatly exacerbate the existing overcrowding problem.

I hope that Thornton City Council will not approve an apartment complex for that specific site.

Sincerely,

Wade Harry  
13440 Lafayette St.  
Thornton, Colorado 80241  


## Opposition to the change of “Light Commercial” zoning to “Residential” zoning for the development of the Adams County Housing Authority project known as the Claud Court Residences.

Donna Brandenburger

To: Karen.Bigelow@ThorntonCO.gov.Friday, April 25, 2025

Dear Mayor Pro Temp & Ward 4,

I am one of your constituents and I am writing you to request that you oppose the zoning change from “Light Commercial” zoning to “Residential” zoning for the development of the proposed Claud Court Residences. I have been a resident in this community for 30 years and I have anticipated partaking in a Kneaders Bakery and Café or similar business in this community where this light commercial zoning is. This type of business would be a compliment to all the warehouses and their employees.

Please vote against the rezoning and support the many constituents that have anxiously awaited this commercial area to be developed with this type of business.

Very concerned and Hopeful,

Donna Brandenburger

1, May 2025

RE: Rezoning of commercial property at 12800 Claude Court, Thornton, CO.  
(also known as: Parcel # 0157326400001)

To:

Mayor: Jam Kulmann  
[Jan.Kulmann@ThorntonCO.gov](mailto:Jan.Kulmann@ThorntonCO.gov)

Council Member Ward 1  
Cherish Salazar  
[Cherish.Salazar@ThorntonCO.gov](mailto:Cherish.Salazar@ThorntonCO.gov)

Council Member Ward 1  
Justin Martinez  
[Justin.Martinez@ThorntonCO.gov](mailto:Justin.Martinez@ThorntonCO.gov)

Council Member Ward 2  
Jessica Sandgren  
[Jessica.Sandgren@ThorntonCO.gov](mailto:Jessica.Sandgren@ThorntonCO.gov)

Council Member Ward 2  
Roberta Ayala  
[Roberta.Ayala@ThorntonCO.gov](mailto:Roberta.Ayala@ThorntonCO.gov)

Council Member Ward 3  
Tony Unrein  
[Tony.Unrein@ThorntonCO.gov](mailto:Tony.Unrein@ThorntonCO.gov)

Council Member Ward 3  
David Acunto  
[David.Acunto@ThorntonCO.gov](mailto:David.Acunto@ThorntonCO.gov)

Mayor Pro Temp Ward 4  
Karen Bigelow  
[Karen.Bigelow@ThorntonCO.gov](mailto:Karen.Bigelow@ThorntonCO.gov)

Council Member Ward 4  
Chris Russell  
[Chris.Russell@ThorntonCO.gov](mailto:Chris.Russell@ThorntonCO.gov)

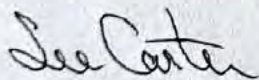
City Council Voting Members of the zoning hearing,

I wish to address the issue of the zoning of the property at 12800 Claude Court, Thornton, CO 80241. It is currently zoned for commercial. This would bring in a business where local youth could get a first job and be close to home. It could be a business that would be beneficial for all those who use the light rail, going to sporting events, concerts and the like in Denver. It would not increase traffic to the area as 128<sup>th</sup> Ave. already has a substantial flow of traffic, which would supply the business with customers. To change the zoning to permit the building of a tax-exempt facility, makes no sense. That is not cost effective to Thornton. It would bring undue cost to all your constituents who pay taxes for the current schools, Law Enforcement and First Responders who cover these neighborhoods. To burden your constituents with more traffic, more people in a small area is ludicrous.

If you consider the proposal from Maiker, the parking allows for 1 parking space for a single bedroom apartment at 40% of the envisioned 81-unit structure. 2 parking spaces for the 2-bedroom apartments at 40%, and 2 parking spaces for the 3-bedroom apartments at 20%. Leaving no parking for visitors or those who have more than 2 vehicles. As I understand it all spaces are compact which does not facilitate a work vehicle or larger SUV or truck. In a 3-bedroom apartment which can house 7 people a larger vehicle or multiple vehicles would be necessary. Maiker states that a sticker will be placed in a windshield of cars allotted a space. That does nothing legally, (City, State or Federally,) if they park in the surrounding neighborhoods, as the sticker means nothing to law enforcement. Public parking on streets which would block areas at private residences for their vehicles or their visitors to park.

I would also like to stress that any member of the voting party listed above should recuse themselves from the voting process as it would be a conflict of interest. Also, if that person has any influence on their co-council members – those co-council members should also recuse themselves.

There are more issues, but I wish not to take up all your time.



Lisa 'Lee' Carter  
1981 E. 129<sup>th</sup> Dr.  
Thornton, CO 80241







9500 Civic Center Drive/Thornton, CO 80229  
[patti.ellis@ThorntonCo.gov](mailto:patti.ellis@ThorntonCo.gov)

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From: Dominic <[REDACTED]>  
Sent: Thursday, May 8, 2025 5:02:15 PM (UTC+00:00) Monrovia, Reykjavik  
To: Elected Officials  
Cc: Elissa Porreco  
Subject: OPPOSE Maiker Properties Rezoning of 128th property

Esteemed Council Members,

We are Hunter's Glen residents and strongly oppose the Maiker properties proposal to rezone the 128th Street triangular lot behind Century Middle School.

It should stay light commercial as originally zoned.

The essence of our issues is it is all cost and no benefit whatsoever to our community.

Major concerns:

- Density
  - 81 lots on 3 small acres is absurd.
  - There is little in the way of trash collection on their proposal. I have lived in fairly dense apartment complexes, dumpsters overflow and blow trash all around even with lids.
  - I understand that property has been known to flood because of Signal Ditch.
- Crime
  - Maiker would have us believe an old University of California and other studies that negligible crime increases along with low-income housing. Nonsense. This will strain our local services such as police, fire and other emergency response and bring unwanted crime that comes along with high density low-income housing.
  - Really close to the Middle school. Kids walk that way home.
- Traffic & Parking
  - Maiker claims these proposed residents will take the light rail and walk around. 81 units is a lot of cars that will spill into our neighborhood and cause further congestion.
  - Taxpayers are on the hook again for more traffic signals and changes to 128th.
  - The middle school has a great deal of traffic already, then add in 81 units?
- Aesthetics
  - Their design is three story and doesn't fit our suburban styled neighborhood at all.
  - More Light pollution
  - More noise
  - More dogs and more mess on the trails
- Fairness
  - Why should we pay the high property taxes and maintain our property to high standards when Maiker is not taxed and gets grants for this?

- Renters have little incentives to maintain the neighborhood owner levels of quiet and cleanliness. I have seen it at Hunters Glen Lake with loud parties and trash near the apartment complexes.

- Why is Councilwoman Jessica Sandgren on the Maiker Properties Board? Is she abstaining from the vote?

We attended Maiker's community meetings and remain unconvinced by their responses to any of these concerns.

It is unfortunate that Maiker invested in such a bad piece of property thinking they could rezone this because the proximity to the Light Rail. We residents should not be expected to pick up the bill and be forever paying after the fact on their poor investment decision.

Thank you for your attention and consideration. We are looking forward to a resounding "NO" vote from all of you in the upcoming council hearings on this matter.

Thank you,

Dominic & Elissa Porreco  
913 E 130th Drive  
Thornton, CO 80241  
[REDACTED]

**From:** Glenn Hibl [REDACTED]  
**Sent:** Sunday, May 25, 2025 12:37 PM  
**To:** Kira Stoller  
**Subject:** (External) Re: 1551 E 128th Avenue - Maiker Housing Project

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Kira,  
I basically wanted to show my concern for this Maiker Housing project proposed at 1551 E 128th Avenue. I am totally against the change of zoning and I fully support all my neighbors who would not like to see this development come near our homes. I plan on backing them as is needed.

Thanks,  
Glenn Hibl  
12854 N Lake Dr, Thornton, CO 80241  
[REDACTED]



Realizing our vision for tomorrow  
by rethinking our regulations today

## COMMENT CARD

Nancy Erickson  
12925 Vine St  
Thornton, Co. 80241



If Section 8 Apts are built:  
1.) House values will drop!  
2.) No other area allows Section 8  
apts. building behind a single  
family homes!

Please ensure your handwriting is legible so the Development  
Code Update Team can accurately record your comments.





Realizing our vision for tomorrow  
by rethinking our regulations today

## COMMENT CARD

- 3.) There will not be enough parking at the low-income apts for their residents so where will they park? In our neighborhood on our streets!
- 4.) Crime rates WILL rise! There are statistics that back that fact!
- 5.) It will increase traffic IMMENSELY!
- 6.) It won't be<sup>9</sup> safe area to walk on our path!

Please ensure your handwriting is legible so the Development Code Update Team can accurately record your comments.



Realizing our vision for tomorrow  
by rethinking our regulations today

## COMMENT CARD

7.) Not safe for students from  
the Century Middle School to  
walk to school!

Please ensure your handwriting is legible so the Development  
Code Update Team can accurately record your comments.

**To:** Karen Bigelow <[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)>  
**Subject:** (External) Concerned Resident

Dear Council Member Bigelow,

I have been a resident of Thornton for the past 12 years and live in the Northlake Estates subdivision near 128th and York.

I am writing to share with you my grave concern about the development that is being considered at 128th and Claude Court. This development is being presented by Maiker for a low income multi level apartment complex.

Why does this possible proposal gravely concern me?

- to my understanding, this piece of property is zoned for commercial development rather than residential
- commercial development on this land parcel would produce more tax revenue for the city
- the amount of available land does not seem to support the tenant capacity and the number of apartments that are being proposed
- parking, parking, parking - there is not enough to accommodate the amount of people
- lack of 24 hour management on site
- height of complex allows for tenants to view backyards of nearby residents in homes and also allows views inside of those homes
- traffic patterns are already taxed due to nearby middle school, Adams 12 administration building and the programs held there, Amazon distribution center, light rail station, Adams 12 bus barn, and others
- my deepest concern is the effect this type of housing would have on the value of my property

Thank you for hearing my concerns. I would hope you would take them into consideration as this proposal continues to move forward.

Martha Hischke

<[Cherish.Salazar@thorntonco.gov](mailto:Cherish.Salazar@thorntonco.gov)>, Justin Martinez <[Justin.Martinez@thorntonco.gov](mailto:Justin.Martinez@thorntonco.gov)>, Jessica Sandgren <[Jessica.Sandgren@thorntonco.gov](mailto:Jessica.Sandgren@thorntonco.gov)>, Tony Unrein <[Tony.Unrein@thorntonco.gov](mailto:Tony.Unrein@thorntonco.gov)>, David Acunto <[David.Acunto@thorntonco.gov](mailto:David.Acunto@thorntonco.gov)>, Karen Bigelow <[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)>, Chris Russell <[Chris.Russell@thorntonco.gov](mailto:Chris.Russell@thorntonco.gov)>, Roberta Ayala <[Roberta.Ayala@thorntonco.gov](mailto:Roberta.Ayala@thorntonco.gov)>  
**Subject: (External) Proposed Low Income Housing at 1551 E 128th Avenue**

Dear Thornton City Council Members:

My name is Sherry Licari and my address is 2097 E. 129th Avenue. I am writing to express my concerns regarding the proposed Low Income Housing at 1551 E. 128th Avenue in Thornton.

When my husband and I bought our home in this neighborhood in 2005, we did our homework and were not concerned about the Light Commercial zoning property near our neighborhood. The company that is proposing this project would have known when they bought the property that it was not zoned for what they are proposing and they should be held responsible to build as zoned and not ask for it to be changed.

I am concerned about the following:

- Increased traffic. I do not think that most proposed tenants will use the Light Rail as it likely won't go to their employment location. Shopping areas are not within walking distance for most people. Groceries are heavy. They likely will be driving to shopping locations.
- Increased crowding of schoolrooms.
- Increased crime along the Signal Creek walking path and our homes! More nearby people, more nearby crime.
- Home and resell values. If this project had already been built when we bought our home, we would have likely looked for another location. We have noticed that since this project was announced, more homes than usual have been listed for sale. These homeowners may have the same concerns that we have and are exiting while their homes still have value. In the past, this neighborhood (The Estates) seldom had a home for sale.
- Parking issues. Where are two or three car family members or their visitors going to park when they have used their "1 1/2" parking spaces? What about Amazon, UPS, Federal Express and other deliveries? They will have to park behind parked cars and that could cause issues with those that they are parked behind when those tenants are in a hurry to leave. We are told that tenants will have "stickers" and cannot park in our neighborhoods. Who's going to enforce that? Police won't as it's not a crime to park on a street. I have visitors and my own family that need to park in front of my house.

These are some of my initial concerns and my hope is that Maiker will find a property that is zoned for what they intend to build on it. There are plenty of open spaces that would be better suited for their purposes.

Thank you for your time in considering my concerns.

Respectfully,  
Sherry Licari

We are long-time residents of Thornton -- specifically, 24 years at The Enclave at Hunters Glen -- and hope to continue for many years to come. We recently learned about the application by Maiker Housing Partners for a zoning amendment from Neighborhood Service to Planned Development along with a conceptual site plan for a three-story apartment building for low-income residents.

Along with many neighboring residents, we strongly oppose Maiker Housing Partners' request due to numerous potential risks including:

- Alter the character and safety of our community and schools (should parents of Century Middle School also be notified?)
- Compromise the natural aesthetic and beautification of the area (i.e., graffiti and trash)
- Create significant inconveniences for residents due to insufficient capacity of electricity, water, and sanitary sewer services
- Overload existing infrastructure systems (roads, power grids, and communications networks)
- Depreciate our residential property values (loss of privacy)

Maiker Housing Partners is sponsoring a neighborhood meeting this Thursday, April 3, 2025, at 5:30 p.m. in the cafeteria of Rocky Top Middle School. We sincerely appreciate your presence to hear our concerns and importance of the well-being of our community. We recognize that your main priorities as Mayor are to ensure that Thornton remains a great place to live, work, and play.

One other concern that deserves attention is the increasing number of homeless persons camping in public areas. With the understanding that there are laws for the City of Thornton, why are they not being enforced?

Dale and Sarah Wolski  
1460 E. 128th Court  
Thornton, CO 80241

██████████

303-538-7530



9500 Civic Center Drive/Thornton, CO 80229

[chris.russell@thorntonco.gov](mailto:chris.russell@thorntonco.gov)

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**From:** WolskiE [REDACTED]  
**Sent:** Monday, May 5, 2025 4:06 PM  
**To:** Tony Unrein <[Tony.Unrein@thorntonco.gov](mailto:Tony.Unrein@thorntonco.gov)>; David Acunto <[David.Acunto@thorntonco.gov](mailto:David.Acunto@thorntonco.gov)>; Chris Russell <[Chris.Russell@thorntonco.gov](mailto:Chris.Russell@thorntonco.gov)>; Karen Bigelow <[Karen.Bigelow@thorntonco.gov](mailto:Karen.Bigelow@thorntonco.gov)>  
**Subject:** (External) Concerned citizen

Good afternoon, just like you we moved to Thornton because it was a beautiful well kept City 20 years ago. We voted for you council members because you promised to keep our city clean and safe. However I've been seeing more and more homeless people showing up with their dirty encampments. These people do not care about our city they urinate defecate and beg for money on street corners. Is this what you envisioned when you move to Thornton and also became council members? Your job is to keep our city safe and beautiful. Now they're looking to change the zoning in our area so they can bring in a low income housing project which happens to go right between single family homes off of 128th and Lafayette area. Not only will that lower the value of our homes but it will also make our area unsafe. You were voted into office to keep our area safe and beautiful. Not to help rich people become richer by putting in apartment complexes where they should not be. Do you have a low income housing project going up across the street from your home? Please let me know how you feel about my concerns. You have a nice day thank you

Dale Wolski

**From:** Sarah Wolski [REDACTED]  
**Sent:** Tuesday, June 10, 2025 12:44 PM  
**To:** Jan Kulmann; Cherish Salazar; Justin Martinez; Jessica Sandgren; Roberta Ayala; David Acunto; Tony Unrein; Chris Russell; Karen Bigelow; citydevelopment  
**Cc:** Kira Stoller; [REDACTED]  
**Subject:** (External) Project #17 - 1551 E. 128th Avenue, Thornton  
**Attachments:** [#1 Petition - 1551 E. 128th Ave.pdf](#)

As the first submission, attached is a petition with 261 signatures opposing Maiker Housing Partners' applications for a zoning amendment and the development of a three-story apartment building for low-income residents at 1551 E. 128th Avenue in Thornton. The signatures represent from surrounding communities -- namely, Hunters Glen, Lake Avery Estates, The Estates, and Eastlake Estates -- and from parents of students attending Century Middle School.

(Kira, please include in the packets for the Planning Commission and City Council as records and for reference. Thank you.)

Dale and Sarah Wolski  
1460 E. 128th Court  
Thornton, CO 80241  
[REDACTED]



## PETITION

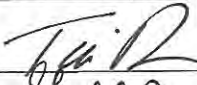
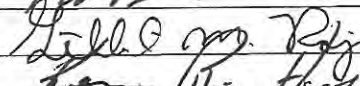
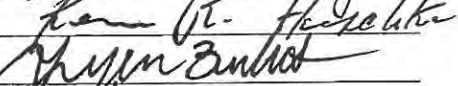
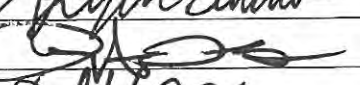

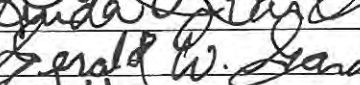
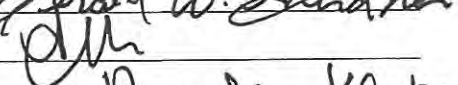
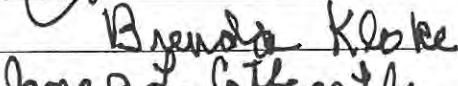
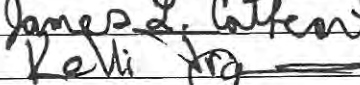


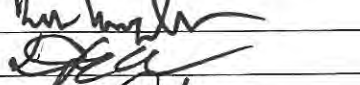


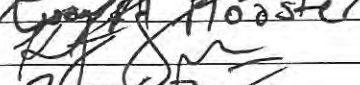
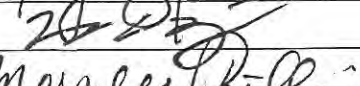
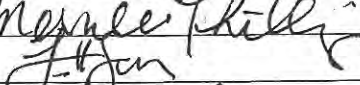
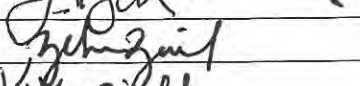
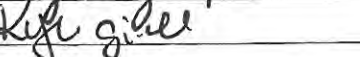
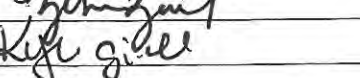

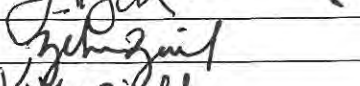
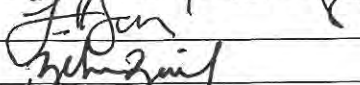
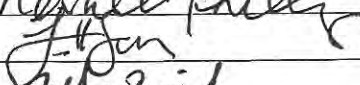
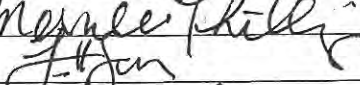
Project: 1551 E. 128<sup>th</sup> Avenue, Thornton, CO 80241

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SIGNATURE:NAME:HOME ADDRESS:

	Tia Drown	1962 E 129 <sup>th</sup> Dr
	Gil Roto	12885 Vine St
	Kevin Hischke	1941 E. 129 <sup>th</sup> Dr
	Tyler Orutt	1981 E. 129 <sup>th</sup> Dr
	DAYTON JONES	1857 E. 129 <sup>th</sup> Ave.
	Maggie Jones	1957 E. 129 <sup>th</sup> Ave.
	Linda J. Gardner	1977 E. 129 <sup>th</sup> Ave
	Gerald W. Gardner	1977 E. 129 <sup>th</sup> Ave.
	Ariel Montano	197 E. 129 <sup>th</sup> Ave.
	BRENDA KLOCKE	1907 E. 129 <sup>th</sup> Ave.
	JAMES L. CATHCART	1907 E. 129 <sup>th</sup> Ave
	Veli Tran	1906 E 128 <sup>th</sup> Dr
	Christa McMurtry	1935 E 128 <sup>th</sup> Dr
	Connie McMurtry	1935 E. 129 <sup>th</sup> Dr.
	Kim Longenecker	1985 E 129 <sup>th</sup> Dr
	Durre Dekor	1996 E 129 <sup>th</sup> Ave
	SAM ANDERSON	1946 E 128 <sup>th</sup> Ave
	Barbara Enos	2001 E 129 <sup>th</sup> Dr
	Howell F. O'Shea	2012 E. 129 <sup>th</sup> Dr
	Kristyn Spillane	2042 E 129 <sup>th</sup> Dr
	Mike Spillane	↓ ↓ ↓
	Merrilee Phillips	2081 E. 129 <sup>th</sup> Dr.
	Jeff Jan	2045 E 128 <sup>th</sup> Dr
	Zehra Zaid	"
	Kyli Gill	2005 E 128 <sup>th</sup> DR



## PETITION

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NAME: \_\_\_\_\_

**HOME ADDRESS;**

Klenn Hill  
D. L. F.  
A. H. M.  
B. J. P.  
C. R. P.  
D. R. P.  
E. R. P.  
F. R. P.  
G. R. P.  
H. R. P.  
I. R. P.  
J. R. P.  
K. R. P.  
L. R. P.  
M. R. P.  
N. R. P.  
O. R. P.  
P. R. P.  
Q. R. P.  
R. R. P.  
S. R. P.  
T. R. P.  
U. R. P.  
V. R. P.  
W. R. P.  
X. R. P.  
Y. R. P.  
Z. R. P.

Glenn H. '61  
Debby Huber  
Dustin H '19  
ANNA E. BOND  
Annika Lanning  
David Martinez  
Diane N. Pleck  
Ben Gill  
Chelsea Goston  
Adam Mendlik  
SUE MESZAROS  
Roberto Moreno  
Maria C. Moreno  
Eileen Mender  
Modesto Mender  
THAD GROGHAN  
Mindy Groghan  
Janet Jessica  
Andrea Faller  
Tyler Faller  
Hannah Faller  
Charles J Faller  
CHARLES A LICARI  
Sherry Licari

12854 N Lake Dr.  
12854 N Lake Dr.  
12854 N Lake Dr.  
2041 E. 129th Dr. Thornton  
1450 E. 128th Thornton, CO 80241  
2006 E 128th Dr.  
2006 E 108th Dr.  
2005 E 128th Dr.  
21425 E. 128th Ct  
2007 E 129th Ave  
2037 E 129th Ave  
2066 E 129th Ave  
2066 E. 129th Ave  
2127 E. 129th Ave  
2127 E. 129th Ave  
1997 E. 129th Ave  
1997 E. 129th Ave  
2096 E 129th Ave.  
2096 E 129 Ave.  
2096 E 129 Ave  
2096 E. 129th Ave.  
2096 E 129th Ave  
2097 E. 129th Ave.  
2097 E. 129th Ave

**PETITION**

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**SIGNATURE:****NAME:****HOME ADDRESS:**

*[Handwritten signatures]*  
 Robert Cooper  
 Sherri Pierce  
 Paul Macenta  
 Craig A. Sullivan  
 Sandra Martinez  
 Michelle Martin  
 Dominic Porreco  
 Toni L. Zagarek  
 Leah Harper  
 Elissa Porreco  
 Kara Allison  
 Rick Allison  
 Thomas Scottell  
 Rex S. Pierce  
 Nancy A. Pierce  
 Douglas N. Darr  
 Mary W. Darr  
 Theresa B. Jackson  
 Carol D. Sweetman  
 Stuart M. Mada

*[Handwritten names and addresses]*  
 Jonathan White 2147 E 129<sup>th</sup> Ave  
 Robert (Bobby) 13361 Franklin St  
 COLLEEN ORTEGA 13361 FRANKLIN ST  
 Robert Cooper 1296 E 130<sup>th</sup> Ave D  
 Sherri Pierce 12901 Lafayette # D  
 Tom Greco 13310 Milwaukee CT  
 Paul Macetas 1430 E 128<sup>th</sup> CT  
 Craig A. Sullivan 13432 Clayton St.  
 Sandra Martinez 12983 Lafayette A  
 Stuart Martin 12933 Lafayette A  
 DOMINIC PORRECO 913 E 130<sup>th</sup> Dr  
 TONI L. ZAGAREK 274 E 132<sup>nd</sup> Cir  
 Josh Ebert 12931 Lafayette st #B  
 Leah Harper 12931 Lafayette St #B  
 Elissa Porreco 913 E 130<sup>th</sup> Dr  
 Kara Allison 1937 E 129<sup>th</sup> Ave  
 Rick Allison 1937 E 129<sup>th</sup> Ave  
 THOMAS SCOTTELL 13457 WILLIAMS  
 Rex S. Pierce 2176 E 129<sup>th</sup> Ave  
 NANCY A. PIERCE 2176 E 129<sup>th</sup> Ave  
 Douglas N. Darr 2150 Lake Circle Drive  
 Mary W. Darr 2150 Lake Circle Drive  
 Theresa B. Jackson 12945 Lake Circle Dr.  
 CAROL SWEATMAN 2130 LAKE CIRCLE DR.  
 Stuart Mada 12925 Lake Circle Dr

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**SIGNATURE:****NAME:****HOME ADDRESS:**

Pat Madden

Andrea Rome Kolome

W Rome

Susan Johnson

Larry Johnson

Christie Sanderl

Rich Nelson

Janette Hensel

Sam Koch

Josef Ryan

Laura Decker

Angel Galvan

Robert Pedersen

Piper Pedersen

S. Bertsch

Mary K Jarrett

Ticia Gorney

Jennie Theraut

Sanna Theriault

Michaela Nofft

Andrey Slovacek

Eric Slovacek

Jon Mitchell

David Gruke

David Gruke

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Michaela Nofft

Andrey Slovacek

Eric Slovacek

Jon Mitchell

David Gruke

David Gruke

David Gruke

12935 Lake Circle Dr

2100 Lake Circle Dr Thornton

2100 Lake Circle Drive Thornton

12912 Lake Circle Dr. Thornton

12912 Lake Circle Dr. Thornton

2080 Lake Circle Dr Thornton

2080 Lake Circle Dr Thornton

12989 Claude Pl

12859 Claude Pl

12809 Claude pl.

12809 Claude pl.

12908 Claude Pl

12858 Claude Pl

2020 LAKE CIRCLE

2020 Lake Cir. Dr.

1982 E. 120th Dr.

2010 Lake Cir. Dr.

2025 E 127th Cir

1900 E 127th Cir

1900 E 127th Cir

2085 E 127th Pl

2120 E 127th Pl

9120 E 127th Pl

2220 E 127th Pl

12922 Lake Circle Dr

12922 Lake Circle Dr



**PETITION**

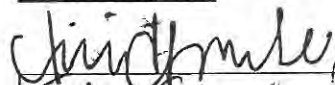
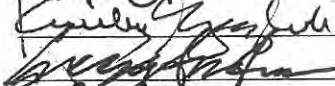
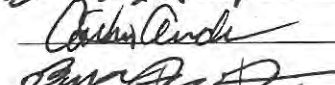



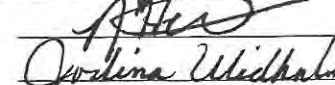
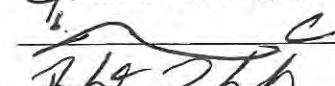

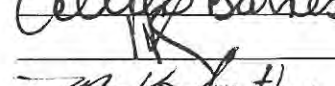
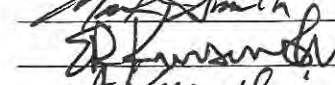
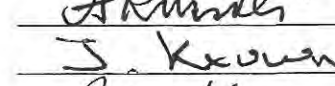
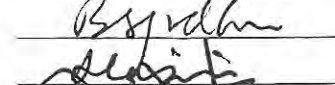


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**SIGNATURE:****NAME:****HOME ADDRESS:**

	Timi Gruke	12932 <del>1450</del> Lake Circle Dr.
	Kimberly Grzeczowski	12923 Lake Circle Dr.
	Greg Anderson	2181 E 129 <sup>th</sup> Dr
	Cathy Anderson	"
	Bryce Anderson	2181 E 129 <sup>th</sup> Dr
	Daniel L. Stewart	58 Blue Heron Dr. Thornton
	REBECCA Tabon	36 Blue Heron Dr Thornton
	Elaine Cameron	36 Blue Heron Dr Thornton
	Chris Evans	32 Blue Heron Dr Thornton
	James Hebert	30 Blue Heron Dr Thornton
	Nancy Herbst	30 Blue Heron Dr Thornton
	Jodida Widholm	4 White Pelican Cir Thornton
	Dave Widholm	4 White Pelican Cir Thornton Ab.
	Rob Frederiksen	33 Blue Heron Dr Thornton
	Robert Barnes	2162 East 129 <sup>th</sup> Dr Thornton, CO
	Colleen Barnes	2162 E. 129 <sup>th</sup> Dr. Thornton, CO
	Dan Ramirez	23 Blue Heron Dr. Thornton, CO
	MARK Smith	16 Blue Heron Drive, Thornton, CO
	Rob Kursinski	18 Blue Heron Dr. Thornton, CO
	Anna Kursinski	18 Blue Heron, Dr, Thornton CO
	James Keenan	19 Blue Heron Dr Thornton, CO
	BAL PRADHAN	11 Blue Heron Dr. Thornton, CO
	Rajni Pradhan	"
	Daphne Doudoukova	5 Sandpiper Cir Thornton CO 80241
	Natasha Weidenhauer	5 Sandpiper circle Thornton CO 80241

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**SIGNATURE:****NAME:****HOME ADDRESS:**

Mark Scott  
Pam Scott  
Scott Bacc  
Zeta Tischler  
Danyssa Marquez  
Becky Brinkman  
Tamara McClure  
Mark  
Robert C Kuehke  
Meredit Kuehke  
Karishma Reddy  
James J. Weigel  
Beverly S. Weigel  
Patrick Trautwein  
Brenda Kroke  
Nancy Erickson  
Linnea Young  
Steven Young

Mark Scott • 1 Sandpiper Cir. 80241  
Pam Scott • 1 Sandpiper Cir 80241  
Scott Bacc • 2 Sandpiper Cir 80241  
Zeta Tischler • 12884 N. Lake Dr 80241  
Danyssa Marquez • 12884 N. Lake Dr 80241  
Becky Brinkman • 4 Blue Heron Dr. 80241  
Tamara McClure • 6 Blue Heron Dr. 80241  
MANJULA REDDY • 43 Blue Heron Dr 80241  
Robert C Kuehke • 46 Blue Heron Pr 80241  
MEREDIT KUEHKE • 11  
Karishma Reddy • 43 Blue Heron Dr, 80241  
James J. Weigel • 2 Avocet Circle 80241  
Beverly S. Weigel • 2 Avocet Cir. 80241  
Patrick Trautwein • 13453 Williams St. 80241  
BRENDA KROKE • 1907 E. 128th Ave. 80241  
Nancy Zieh • 12925 Vine St. Thornton 80241  
Linnea Young • 12876 Vine St. Thornton 80241  
Steven Young • " " "

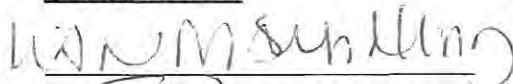
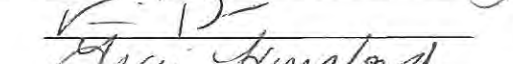
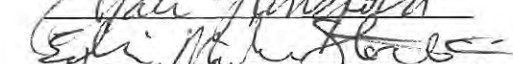



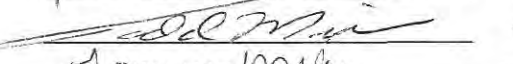

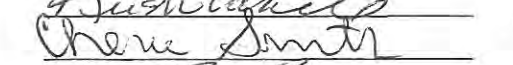



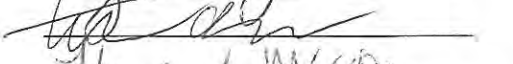
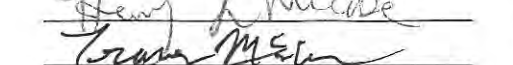
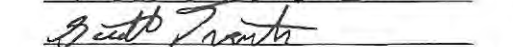

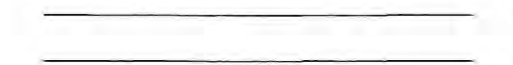


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	Lisa Sun Hing	451 E. 134th Ave. Thornton
	Vici Davis	13444 Thorneville Circle Thornton CO 80241
	Traci Lunsford	13345 Franklin St Thornton CO 80241
	Edwin M. Horst	13345 Franklin St Thornton CO 80241
	Kelly Davis	13446 14th Ave. Thornton CO 80241
	Michael Sundling	451 E. 134th Ave. Thornton CO 80241
	Keith Baker	13329 Franklin St Thornton CO 80241
	Karen Baker	13329 Franklin St Thornton CO 80241
	Todd Miller	13494 Marion St Thornton CO 80241
	Tammy Miller	13494 Marion St Thornton CO 80241
	Kirsten Cahill	1358 E 135th Pl Thornton CO 80241
	Cherie Smith	13341 Franklin St Thornton CO 80241
	Ben Smith	13341 Franklin St Thornton CO 80241
	Tray Ortega	13361 Franklin St Thornton CO 80241
	Karen Andresen	13365 Franklin St Thornton CO 80241
	Jon N. Andresen Jr	13365 Franklin St Thornton CO 80241
	Charlotte Andresen	13365 Franklin St Thornton CO 80241
	Herm L. McCabe	13370 Franklin St Thornton CO 80241
	Travis McCabe	13370 Franklin St Thornton CO 80241
	Scott Trent	13453 Williams St



# PETITION

Project: 1551 E. 128<sup>th</sup> Avenue, Thornton, CO 80241

We strongly oppose the application by Maiker Housing Partners for a zoning amendment. The proposed change from Neighborhood Service to Planned Development, along with the site plan for an apartment building for low-income residents, poses numerous potential risks.

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## SIGNATURE:

## NAME:

## HOME ADDRESS:

*Joyce A. Wyksra*  
*Aaron Murray*  
*Jill Shea*  
*Sandra Sprinker*  
*Brenda Marcan*  
*Gary Marcan*  
*Steve Erickson*  
*Jessica Green*  
*Darce Alesci*  
*Kyle Hirsch*  
*William Shea*

*Joyce A. Wyksra* • *13305 Franklin St. Thornton 80241*  
*Aaron Murray* • *13344 Franklin St Thornton 80241*  
*Jill Shea* • *4 Osprey Cir Thornton 80241*  
*SANDRA SPRINKER* • *13432 Humboldt Ave Thornton*  
*Brenda Marcan* • *12836 Vine St Thornton CO 80241*  
*Gary Marcan* • *12836 Vine St Thornton 80241*  
*Steve Erickson* • *12925 Vine St - 80241*  
*Jessica Green* • *13314 Maple Ct Thon CO 80241*  
*Darce Alesci* • *1996 E 129th Ave 80241*  
*Kyle Hirsch* • *13404 Race St, Thornton, CO 80241*  
*William Shea* • *4 Osprey Circle Thornton*

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### SIGNATURE

### NAME

### HOME ADDRESS

<u>Martha Hischke</u>	<u>Martha Hischke</u>	<u>1941 E. 129th Dr.</u>
<u>Anna Wisniewski</u>	<u>ANNA WISNIEWSKI</u>	<u>1901 E 129th Dr. Thornton</u>
<u>Tom Wisniewski</u>	<u>Tom Wisniewski</u>	<u>1901 E 129th Dr. Thornton</u>
<u>David Brenner</u>	<u>David Brenner</u>	<u>1942 E 129th Dr. 1177</u>
<u>Michelle Brennan</u>	<u>Michelle Brennan</u>	<u>12501 York St. Thornton, CO 80241</u>
<u>Patrick Brennan</u>	<u>Patrick Brennan</u>	<u>12501 York St. Thornton, CO 80241</u>
<u>Debra Hartman</u>	<u>Debra Hartman</u>	<u>1922 E 129th Dr. Thornton CO 80241</u>
<u>Sean Brandenburg</u>	<u>Sean Brandenburg</u>	<u>2086 E. 128th Dr</u>
<u>Donna Brandenburg</u>	<u>Donna Brandenburg</u>	<u>12906 Vine Street Thornton CO 80241</u>
<u>Panda Brandenburg</u>	<u>Panda Brandenburg</u>	<u>12906 Vine St Thornton CO 80241</u>
<u>Nancy Erickson</u>	<u>Nancy Erickson</u>	<u>12925 Vine St. Thornton, CO 80241</u>
<u>Joshua Drown</u>	<u>Joshua Drown</u>	<u>1962 E. 129th Dr. Thornton, CO 80241</u>



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### SIGNATURE

### NAME

### HOME ADDRESS

<u>Natalia Mendlik</u>	<u>Natalia Mendlik</u>	<u>2007 E 129<sup>th</sup> Ave 80241</u>
<u>BEN MARTINEZ</u>	<u>BEN MARTINEZ</u>	<u>1985 E 127<sup>th</sup> Circle 80241</u>
<u>KEVIN ORCUTT</u>	<u>KEVIN ORCUTT</u>	<u>1981 E. 128<sup>th</sup> DR. 80241</u>
<u>Lisa A. Carter</u>	<u>Lisa A. Carter</u>	<u>1981 E. 127<sup>th</sup> Dr. 80241</u>
<u>ENRIQUE MARTINEZ</u>	<u>ENRIQUE MARTINEZ</u>	<u>1985 E. 127<sup>th</sup> Circle</u>
<u>Kathleen Martinez</u>	<u>Kathleen Martinez</u>	<u>1985 E 127 Cir</u>
<u>Theodore Wolski</u>	<u>Theodore Wolski</u>	<u>1460 E 128th Ct</u>
<u>DALE WOLSKI</u>	<u>DALE WOLSKI</u>	<u>1460 E. 128<sup>th</sup> CT THORNTON, CO 80241</u>
<u>Sarah Wolski</u>	<u>Sarah Wolski</u>	<u>1460 E. 128th Court</u>
<u>Stan Goston</u>	<u>Stan Goston</u>	<u>1425 E. 128<sup>th</sup> Ct</u>
<u>Michael Carter</u>	<u>Michael Carter</u>	<u>1445 E 128<sup>th</sup> Ct</u>
<u>DAVID CHADWICK</u>	<u>DAVID CHADWICK</u>	<u>12919 A. LA Aye + 6 80241</u>



## PETITION

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SIGNATURE	NAME	HOME ADDRESS
	Mike Danson	12804 North Lake Dr.
	Jodi Rojo	12885 Vine St
	Steve Erickson	12925 V. Ave St.
	Christine Beaulieu	1420 E 128th E
	Kathy Willey	12451 Lafayette Unit d
	Kirstin Givley	12921 Lafayette Unit F
	CRAIG BURKS	1902 E 127th DR
	Yaping ZHAO	1902 E 127th DR
	James Phillips	2081 E. 129th Dr 80241
	Jenni Greiner	12905 Vine Street
	Zack Rickard	12845 Vine Street
	Tara Rickard	12845 Vine St



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Richard Day

Nichelle Lay

Matthew Greiner

David Hart

Chuck Licari

Chali

Danette Gentry

Sherry Licari

Randy Kubat

Laurie Prosek

Norman Berolzheimer

M. P. Mezanos

### NAME

Richard Day

Nichelle Lay

Matthew Greiner

David Hartman

CHUCK LICARI

Joels Malama

Danette Gentry

Sherry Licari

Randy Kubat

Laurie Prosek

Norman Berolzheimer

M. P. Mezanos

### HOME ADDRESS

12962 Lakeland Dr.

12962 Lakeland Dr.

12705 Vine St.

1922 E 129th Dr

2097 E 129th Pl.

12825 Vine Street

12856 Vine St

2097 E 129th Ave

2167 E 129th Ave

2167 E 129th Ave

1420 E 158th Ct

2037 E 129th Ave



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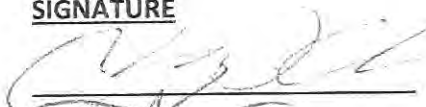





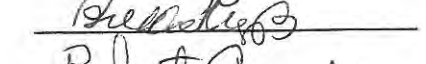
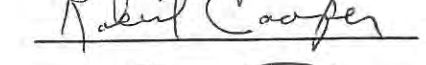


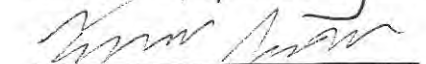

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### HOME ADDRESS

	Christopher DeCorte	1400 E. 125 <sup>th</sup> Ct
	David Rumb	1410 E. 128 <sup>th</sup> Ct
	Paul Maestas	1430 E 128 <sup>th</sup> CT
	Ryan Lanning	1450 E 128 <sup>th</sup> Ct
	Normani Benlieu	1450 E. 128 <sup>th</sup> Ct
	Brenda Rapp	1286 A E 130th Ave.
	Robert Cooper	
	Lynn Milbati	2900 E. 124 <sup>th</sup> Ave
	Pam Harvey	2345 E. 127 <sup>th</sup> Place
	Tyler Harsch	1993 E. 126 <sup>th</sup> Pl.
	Carolyn Glover	2005 E 125 <sup>th</sup> Pl
	Sean Glover	2013 E 125 <sup>th</sup> Pl



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### NAME

### HOME ADDRESS

<u>Jean Belille</u>	<u>Jean Belille</u>	<u>12905 Lafayette St B</u> <u>Thornton, CO 80241</u>
<u>Jean Spears</u>	<u>JEAN SPEARS</u>	<u>12905 LAFAYETTE #A</u>
<u>Michelle</u>	<u>Michelle</u>	<u>12905 Lafayette St. #</u>
<u>Michael Pennetta</u>	<u>Michael Pennetta</u>	<u>12907 LAFAYETTE ST B</u>
<u>Noelle Pennetta</u>	<u>Noelle Pennetta</u>	<u>12907 Lafayette St B</u> <u>Thornton, CO 80241</u>
<u>Cathy Naumann</u>	<u>Cathy Naumann</u>	<u>12903 Lafayette St unit C</u> <u>Thornton CO 80241</u>
<u>Carol Duba</u>	<u>CAROL DUBA</u>	<u>12901 LAFAYETTE #B</u>
<u>Courtney Carpenter</u>	<u>Courtney Carpenter</u>	<u>12919 Lafayette St. #C</u>



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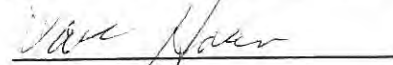
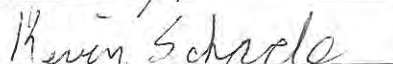



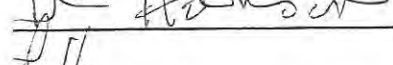
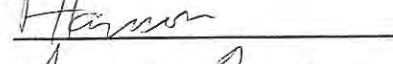



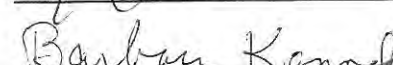
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### NAME

### HOME ADDRESS

	Dana Steehan	1286 E. 130 <sup>th</sup> Ave Unit C
	DAVE HOOPER	1282 E 130 <sup>th</sup> Ave Unit C
	Kevin Schade	1250 E 130 <sup>th</sup> Unit A
	Erin Rogers	1214 E. 130 <sup>th</sup> Ave #B
	CHRIS FREEBORN	1248 E 130 <sup>th</sup> Ave #A
	DC Hanson	1233 E 130 <sup>th</sup> Ave #A
	Peter Hanson	1236 E. 130 <sup>th</sup> Ave #A
	Scarlet Taylor	1200 E. 130 <sup>th</sup> Ave. #C
	OLIVIA LEE	1200 A E 130 <sup>th</sup> Ave
	T. KIRK	1090 E 130 <sup>th</sup> Ave
	BARBARA KENNEDY	12901 LA FAYETTE #D
	JAMES LEE	1200 E. 130 <sup>th</sup> Ave



## PETITION

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### NAME

### HOME ADDRESS

Bretta Loeffler	Bretta Loeffler	12933 Lafayette St U.A
Carole Gilmore	Carole Gilmore	12935 Lafayette St
John Gilmore	John Gilmore	" "
James Blas	James Blas	12933 Lafayette St
Robert Madej	Robert Madej	12933 Lafayette St B
Monika Madej	Monika Madej	12933 Lafayette St B9
Ryan Massey	Ryan Massey	12935 Lafayette St Unit G
Adam Eng	Adam Eng	12933 Lafayette St Unit E



**From:** Marion Hase-McLellan [REDACTED]  
**Sent:** Sunday, August 10, 2025 6:24 AM  
**To:** Kira Stoller  
**Subject:** (External) Public Hearing - PLZ202400439 & PLCSP202400438

Dear Thornton City Development Department,

I am writing to formally oppose the proposed zoning amendment to allow the development of a three-story, 81-unit multi-family rental building adjacent to Hunter's Glen Park and its surrounding wildlife habitat.

Over the years, our community has seen a significant decline in the condition of the park and the well-being of local wildlife due to irresponsible human activity. Existing usage has already brought issues such as:

- Increased littering in and around the park, with trash often left outside designated trash cans.
- Harassment of wildlife, including unleashed dogs chasing geese, rabbits, and other animals.
- Fishing activities that lead to intoxicated gatherings, fights, and general public disturbances.
- Unregulated paddle boarding and water activities that disrupt the lake's ecosystem.

Adding 81 more rental units will inevitably exacerbate these problems. Residents who live here year-round are forced to contend with this growing disregard for the park, its wildlife, and the peace of the neighborhood.

If the City chooses to proceed with this development despite these concerns, I strongly recommend reclassifying Hunter's Glen Lake as a natural reserve similar to Eastlake #3. This would prohibit fishing, boating, and other disruptive water activities, allowing the area to be preserved for passive enjoyment and wildlife protection.

Hunter's Glen is a valuable natural asset to our community. Development should not come at the cost of the park's health, the safety of its wildlife, and the quality of life for those who live here.

Thank you for your consideration of this matter.

Sincerely,  
Marion Hase-McLellan  
1250 E 130<sup>th</sup> Ave, Unit A, Thornton, CO 80241  
[REDACTED]  
[REDACTED]



**From:** Annika Lanning [REDACTED]  
**Sent:** Monday, August 11, 2025 7:19 PM  
**To:** Kira Stoller  
**Subject:** (External) Re: NOTICE OF PUBLIC HEARING – PLZ202400439 & PLCSP202400438  
**Attachments:** [1000026694.jpg](#); [1000026695.jpg](#); [1000026693.jpg](#)  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Thank you! I have included my comments on the project below. I was also wondering, how do I register to speak at the meeting for August 19th?

I am opposed to 1551 E 128th Avenue – Maiker Housing for the reasons listed below:

**Lack of parking**

I live in the Enclave and we are already getting overflow parking from Century Middle school and the Hunter's Glenn Apartments.

I have included pictures of cars illegally parked on Lafayette St and overflow parking in The Enclave cul-de-sac from the middle school. These pictures were taken during back to school night at Century middle school. The parking gets worse during student pickup at Century Middle School and it is easy to be blocked in entirely. I avoid running errands from 3:30pm - 4:30pm M-F as it can be hard to navigate in and out of my neighborhood.

At night many cars from the Hunter's Glenn apartments, across the street of The Enclave, park their cars in the cul-de-sac. During winter this makes the road only wide enough to fit one car at a time. The road slopes down so it is tight and dangerous when there is snow.

The Enclave cul-de-sac is the closest available street parking to the Maiker project. The parking on our street is already receiving heavy overflow pressure from the school (Century Middle School) and the Hunter Glenn Apartments.

**Dense Housing in the Middle of Single Family Homes**

During the discussion of the new building code I was assured that they had no intention of building dense housing in the middle of single family homes. This project seems to do exactly that.

**Retail Desert**

This area is a retail desert. We sorely need more retail, which was the original zoning. Our HOA organizes food truck Tuesday. I spent \$10 on one root beer float. This kind of commerce does not replace the community and convenience of a brick and mortar retail store.



**Limits of 128th**

The area is a bird sanctuary and I often see owls, blue cranes, bald eagles and geese. The geese in particular will often cross 128<sup>th</sup> with no warning, so it important to go slow and watch for geese. We are surrounded by lakes and there is wildlife everywhere. The water seeps easily out of the ground because everything is so saturated with water. This limits how fast one can go on 128<sup>th</sup> and how much traffic this road could handle.

**Realtors Warning Buyers**

Realtors have been warning buyers not to buy in the Enclave due to this project. My neighbor, 1440 E 128th Ct, had their house on the market for several months. Dropping the house from \$610,000 to \$582,500 before finally just deciding to rent the property. I know for a fact that realtors have been warning people not to buy in this neighborhood due to the pending project.

Best,

Annika Lanning















**Sgt. (Ret.) Kevin D. Orcutt – Thornton P.D. 04-01-80 – 03-02-15  
1981 E. 129<sup>th</sup> Dr.  
Thornton, CO 80241**

**Subject: Proposed Maiker High Density Housing Project – 1500 Blk. 128<sup>th</sup> Ave.**

**Greetings Thornton City Council,**

**Mayor Jan Kulmann  
Mayor Pro Temp Karen Bigelow  
Council Member Cherish Salazar  
Council Member Chris Russell  
Council Member Justin Martinez**

**Council Member Roberta Ayala  
Council Member Tony Unrein  
Council Member David Acunto  
Council Member Jessica Sandgren**

**I am writing to you regarding my opposition to the proposed Adams County Housing Authority High Density housing project by Maiker in the 1500 blk. 128<sup>th</sup> Ave. I have attended two of the Maiker community meetings regarding this project. It was obvious that there was an overwhelming opposition to this project by those residents attending those meetings.**

**My neighborhood is North Lake Estates, just north of 128<sup>th</sup> Ave. at York St. I am an original home owner. I watched my house being built by Park Engle in 1994 and I moved in with family in January 1995. This is a quiet neighborhood with no through streets, children often play in the street and traffic is strictly local. We are not crime free, but it is not prevalent. Homes here range from about \$700,000 to over 1 million. For sale signs are rare as this is a popular subdivision, many of my neighbors are now retired and have lived here for many years.**

**As a Thornton Police Sergeant, I worked directly with the managers of many of these High Density Housing properties within Thornton, to include low income, subsidized and section 8 residents. Most calls for service included quality of life issues between neighbors, juvenile crimes, drugs and other persons and property crimes calls for service within these properties. Juveniles who would live in this proposed complex will look for entertainment, there is none within walking distance in this area. This will result in juvenile criminal mischief, graffiti, trespasses and other related problems. I believe there are better suited properties for this project within Thornton. A location closer to service type businesses and within walking distance for juveniles to meet.**



This proposed Maiker High Density housing project will have the kinds of crimes mentioned and calls for service directly adjacent to my subdivision to the East. First, the parcel in question in the 1500 block of 128<sup>th</sup> Ave. is triangle in dimensions and is too small for comfort for 81 units and 120 parking spaces. Second, parking and traffic for this property will be a continuing problem with overflow parking going into surrounding neighborhoods, to include mine. This will create conflict with subdivision neighbors who will lose street parking for their guests and family. Third, privacy will be affected as this project is planned as 3 stories, towering over privacy fences for the surrounding neighborhoods. Fourth, increased crime and noise complaints will create a loss of the quality of life that we currently enjoy and will lose if this is built.

Fifth, this parcel is zoned as Neighborhood Services for a small business. I thought a "Panera Bread" or other similar type of restaurant would be great there or a coffee shop. On 128<sup>th</sup> Ave. between Colorado Blvd. and Washington St. there is not a service type business visible. This lot was zoned for a service type business and we would support this type of business offering sales tax revenue to the city and jobs for teenagers. Sixth, as many of us who live in subdivisions nearby are retired, this proposed project will affect our property values and our retirements. I am requesting that you keep the current business zoning in place and not change the Neighborhood Services zoning for this parcel.

The City of Thornton was founded June 12, 1956 and I was born October 17, 1956. Here are some memories of my Law Enforcement Career at Thornton P.D.

I was working Day shift in the Summer of 1980 at an accident scene at 83<sup>rd</sup> and Washington St., when a car sped up to me, coming from the North Valley Mall. The driver yelled the jewelry store is being robbed! I radioed dispatch and drove toward the southside of the mall, where I saw two men running toward an opening in the fence. I was nervous being a rookie, but aired the suspects descriptions and their direction on foot into the neighborhood. I drove south on Washington St. just after two TPD units running code sped south bound. Both suspects were arrested and \$38,000 of jewelry was recovered, some of which had been dropped by the suspects as they were running. I guess I was in the right place at the right time!

About six months later, I was working late swing shift on patrol and driving on the south side of the North Valley Mall, checking on parked cars at the movie theater in the mall. I noticed a car driving quickly toward me from the cars parked near the theater. I stopped the car as suspicious and I was in the middle of clearing IDs from the two men in the car, when a burglary alarm from the jewelry store was aired by dispatch. At this time, I drew my firearm and ordered both suspects against their car.



A cover officer arrived and went to the jewelry store and found the class doors to the mall and the jewelry store had been smashed along with the display jewelry cases in the store. I could not see the broken doors from where I was and it took about 10 minutes for the alarm to be reported to dispatch and aired. I recovered \$7,000 worth of jewelry from the car and both were arrested. I guess I was in the right place at the right time again! Later, the department was contacted by the Helzberg Jewelry Company from Kansas City, MO as they had learned that the same Thornton Police Officer was involved in both the robbery and burglary incidents recovering \$45, 000 in jewelry within six months. They sent a very nice thank you letter and a \$500 reward check, which was used to buy a robbery response training film, used to train our officers.

Just before swing shift briefing at the P.D. on Dorothy Blvd., the June 3, 1981 Tornado ripped through parts of original Thornton. We teamed up in cars and began searching damaged homes for injured residents. For the next 3 days we worked 18 hour shifts, then went to 12 hour shifts. There was no electricity, so we worked traffic control at the major intersections, 88<sup>th</sup> & Washington, 84<sup>th</sup> & Washington and others, traffic was backed up for miles. Neighborhoods were blocked off and only those with ID's showing addresses from the secured neighborhoods were allowed inside. I guarded the North Valley Bank for one night and the Salvation Army came by with coffee and a sandwich, they are still my favorite charity. The Colorado National Guard was called in to help us patrol the city and the Governor viewed the damage from a helicopter.

Two weeks later, we worked the City of Thornton 25th Anniversary in the open lot where American Furniture is now located. I was assigned to a security detail for Louise Mandrell and Jerry Lee Louis, who were performing. Then came the the 1982 Christmas blizzard, we had to be picked up at home by 4 wheel drive vehicles to get to work. Washington St. was so blocked with abandoned cars that we towed them into the Albertsons parking lot at 9000 Washington St. and advised dispatch of the plate numbers.

Denver P.D. sent out a mutual aid request in the early morning on Easter Sunday 1983 as a rail car was leaking a poisonous chemical near 48<sup>th</sup> and Pecos St. Myself and my trainee were dispatched to meet DPD, where we paired up with a Denver car and went door to door in the Five Points neighborhood letting people know that they should evacuate.

I don't remember the year, maybe 1984, myself and a few other Officers were assigned as security for a meeting at the Thornton High School Field House. Present was the Thornton City Council on one side of the table and on the other side was the Northglenn City Council. I believe the topic was water.



I was on the newly formed TPD Swat team in November 1986 and in the FBI Swat School at the Adams County S.O. Substation. Into the first hour, it was announced that we had a call out of a barricaded gunman. Of course, we thought it was joke as we were all new. Well, it was not a joke, there was a barricaded gunman at a residence in the 2200 blk of Hoyt Dr. and for the next 5 days we worked the inner perimeter. The Northglenn Swat team arrived and attempted entry and were unsuccessful at ending the standoff. Next the Westminster Swat team set up and after attempts to enter and much gun fire exchanged, they left.

The Denver P.D. helicopter was used to spot the house for two explosive charges to the roof set by DPD explosive techs. The first explosive caused damage, but the second took off much of the roof. The Denver Swat team arrived and using a diagram of the floor plan to the house, I briefed the team. After dark the team entered and with much gunfire the standoff was ended, the house was later leveled.

In 1982, I developed a Law Enforcement Defensive Tactics training system known as the Orcutt Police Nunchaku. In 1984, I received a U.S. Patent for the design of the OPN and I trained Thornton P.D. Officers for a one year study, which was successful. Various local TV and newspaper media positive stories were aired and written. By 1999, 264 Law Enforcement agencies in 22 states adopted the OPN, totaling an estimated 15,000 Officers. The first agency was Thornton P.D.

In 1989, San Diego P.D. adopted the OPN and LAPD contacted me for training mostly regarding the large abortion protests. Two letters from LAPD Chief Daryl F. Gates were sent to TPD Chief James Nursey thanking him for allowing me to train their Metro Division Officers on the OPN. Several national news stories were written by the LA Times, San Diego Union, Rocky Mountain News and People Magazine. People Magazine sent a reporter to meet with me here in Thornton for their May 28,1990 issue. The photos for the story were taken at the new Horizon High School, where I and other TPD Officers appeared in uniform.

In 1990, these news stories prompted national attention from "CBS This Morning," where I appeared live from New York City in uniform demonstrating the OPN. ABC World News came to Thornton P.D. to video tape the story, where myself and many TPD Officers appeared in uniform. The OPN also made an appearance on the "Hollywood Squares," being presented by a Costa Mesa P.D. CA Officer.

During my career, I received 5 Unit Citations, two regarding the capture of homicide arrests which involved my team. I received a Meritorious Service Award on 09-08-97 for being inducted into the World Martial Arts Hall of Fame in Costa Mesa, CA on July 12, 1997. On 01-14-98, Denver P.D. awarded my Swing Shift team with their "Top 10 Award" for the capture a homicide warrant arrest.



I received a Commendable Service Award 01-23-86 and a Distinguished Service Award 02-11-98. In 2000, the Thornton City Council presented Resolution #2000-061 for my 20 years of service and in 2010 my 30 years of service was recognized.

On 11-03-03, I was awarded the "Life Saving Award" for pulling a teenage girl back over the 88<sup>th</sup> Ave. bridge railing as she was going to jump. A few years ago, I was informed that she is married with children. On 09-26-08, I received an appreciation letter from Denver P.D. for my OPN training of their Officers in preparation for the 2008 Democratic National Convention.

In 2010, my Dayshift team and I began a Multi Family Community Policing Program where Officers made regular contact with apartment complex managers and Mobile Home Complex managers. Officers provided crime prevention and problem solving efforts. This began with 12 complexes and meetings were held on the properties. This program grew to a city wide effort to include bi-monthly meetings. Managers were provided crime information for their complexes, which allowed them to better address problem residents. We incorporated various City department members who handle HUD and other programs for these complexes at our meetings. These meetings became so large that they had to be held in City training rooms.

In accordance with the Multi Family Policing Program on 12-05-13, I received a Distinguished Service Award for the development of the Multi Family Community Policing Program. On 10-11-13, I was awarded the El Jebel Shriners Medal of Honor in recognition of excellence in my career. On 04-10-14, I was awarded the Adams County Dale R. McLaughlin Award from the Adams County D.A. as my team and I rescued a Domestic Violence victim, who was a mail order bride from Japan. An arrest was made and she did return to Japan. After leaving TPD into retirement on March 2, 2015, I was requested by the Multi Family Community Managers to attend a meeting in May 2015. I was presented with an award statue and large card signed by over 50 of my managers and many attended my retirement party.

If you have taken the time to read this letter, I appreciate your time and attention! I had a great career with Thornton P.D. and I think I worked to take care of our city and make it safer during my career. I respectfully ask you to take care of me now in my retirement, please do not change the Neighborhood Services zoning in the 1500 Block of 128<sup>th</sup> Ave. for the Maiker High Density Housing project. If built, it will change in a negative way, my property value and great neighborhood and quality of life that I enjoy now. Your kind attention to this request is greatly appreciated, Thank you!



**From:** Deborah Lidke [REDACTED]  
**Sent:** Wednesday, August 13, 2025 12:29 PM  
**To:** Kira Stoller  
**Subject:** (External) Public Hearing - Proposed Maiker Housing @ 1551 E 128th Ave.

Hello Ms. Stoller,

I'm writing in advance of the City of Thornton Hearing regarding this low income housing project on August 19, 2025 at 6:00pm.

Please know your EASTLAKE ESTATES neighbors are OPPOSED to this project.

Regards,

Deborah Lidke



**From:** Eileen Mendez [REDACTED]  
**Sent:** Wednesday, August 13, 2025 3:24 PM  
**To:** Kira Stoller  
**Subject:** (External) Housing Maiker

My question is how are these people who may not have transportation supposed to go buy groceries. We are more than 2 miles to Target or 3 to Walmart. What is plan to keep their children safe when the light rails expands north. What are the children to do for entertainment since they will Be in a lower economic income than the other children in the area especially teens. How can they even get to the high schools? Or maybe look for part time jobs? You are putting these children at an unfair advantage making them feel less right off the top. Then they get into trouble because they don't feel valued. And the little ones could get injured in either the traffic or the canal. Parking and getting out to 128th will be a nightmare for everyone. Everyday all the parents from Century have 128th and Lafayette blocked I can't even imagine the traffic of people turning into the area already hard to get onto 128th from North Lake estates. We have lived in our home for over years. I am 100% against bringing low income We want the current plan to be remain. We don't want to not be able to see the Sunset or the mountains because of a 2 or 3 story building. We don't want drugs on the bike path to the middle school. There is not one good thing about the housing plan for Low income. Thank you Eileen Mendez I have been a resident of Thornton for over 51 Years and I am disappointed that we work hard to have a nice neighborhood to have the City of Thornton destroy the area surrounding with Low income. Name one low income area that has kept up the neighborhood!

Sent from my iPhone Eileen Mendez



INTRODUCED BY: \_\_\_\_\_  
NO: PLZ202400439

## **RESOLUTION**

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A ZONING AMENDMENT INCLUDING AN OVERALL DEVELOPMENT PLAN AND PLANNED DEVELOPMENT STANDARDS, FOR APPROXIMATELY 4.6 ACRES OF LAND GENERALLY LOCATED NORTH OF EAST 128<sup>TH</sup> AVENUE BETWEEN CLAUDE COURT AND LAFAYETTE STREET AT 1551 E 128<sup>TH</sup> AVENUE PURSUANT TO CHAPTER 18 OF THE THORNTON CITY CODE (1551 E 128<sup>TH</sup> AVENUE - MAIKER HOUSING – CASE NO. PLZ202400439).

WHEREAS, Maiker Housing Partners is the owner and developer (“Owner”) of certain real property (“Property”) within the City of Thornton (“City”), described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Property is currently zoned Neighborhood Service (NS); and

WHEREAS, the Owner has submitted to the City an application (“Application”) for consideration of a Zoning Amendment to change the zoning to Planned Development (PD) pursuant to Section 18-41 of the Thornton City Code (“Code”); and

WHEREAS, the Overall Development Plan (ODP) and PD Standards are hereby incorporated and attached as Exhibit B; and

WHEREAS, the Application is consistent with the goals and desires of the City, provides for orderly growth within the City, and provides for a beneficial and efficient use of the Property; and

WHEREAS, the aforesaid request and all supporting documents are hereby incorporated as if fully set forth herein; and

WHEREAS, the Application is a matter of public record in the custody of the City Development Department and is available for public inspection during business hours of the City; and

WHEREAS, on August 19, 2025, a public hearing was conducted before the Planning Commission on the Application, pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Code. The Planning Commission having considered the evidence presented in support of and in opposition to the application, and so having considered the record and having given appropriate weight to the evidence, takes the following action.



NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. That the Owner and the City have complied with the provisions of Section 18-41 of the Code pertaining to Zoning amendments as follows:
  - a. The Applicant has held all required neighborhood meetings and all required public notices have been provided.
  - b. Growth and other development factors in the community support changing the zoning of the Property.
  - c. The change in zoning represents orderly development of the city and there are, or are planned to be, adequate services and infrastructure to support the proposed zoning change and existing uses in the area.
  - d. The change in zoning provides for an appropriate use of the Property.
  - e. The change in zoning is in substantial conformance with the goals and policies of the Comprehensive Plan and other adopted plans and policies of the City.
  - f. The proposed zoning is sensitive to and compatible with the existing and planned use and development of adjacent properties.
2. Further, the Planning Commission finds that the Application meets the criteria in Section 18-42(c) for approval of a PD District:
  - a. The proposed PD district is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area;
  - b. The proposed PD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
  - c. The proposed PD district is consistent with the overall direction, intent and policies of the city's Comprehensive Plan;
  - d. The proposed PD district provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations for the districts listed in Section 18-70(a); and
  - e. The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD district.



3. That the Planning Commission does recommend approval of Case Number PLZ202400439 to the Thornton City Council.
4. Applicant and/or Owner are bound by all statements and representations made by either on the record at the Public Hearing.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 19<sup>th</sup> day of August 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

---

Rahem Mulatu, Chairperson Signature

ATTEST:

---

Recording Secretary Signature



## EXHIBIT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH  $89^{\circ}55'25''$  EAST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 97.56 FEET TO THE POINT OF BEGINNING;

THENCE NORTH  $42^{\circ}18'26''$  EAST 67.69 FEET PASSING THE SOUTHERLY LINE OF THAT PARCEL AS DESCRIBED IN RECEPTION NUMBER 20050623000664880 FOR A TOTAL DISTANCE OF 182.91 FEET TO A CURVE TO THE RIGHT;

THENCE ON THE SOUTHEASTERLY LINE OF SAID PARCEL THE FOLLOWING 6 COURSES:

1. 103.25 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 990.00 FEET, A DELTA OF  $5^{\circ}58'33''$  AND A CHORD THAT BEARS NORTH  $45^{\circ}10'18''$  EAST 103.21 FEET;
2. THENCE NORTH  $48^{\circ}18'35''$  EAST 177.80 FEET TO A CURVE TO THE RIGHT;
3. THENCE 18.71 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 990.00 FEET, A DELTA OF  $1^{\circ}04'59''$  AND A CHORD THAT BEARS NORTH  $48^{\circ}48'32''$  EAST 18.71 FEET;
4. THENCE NORTH  $49^{\circ}21'58''$  EAST 222.12 FEET TO A CURVE TO THE LEFT;
5. THENCE 46.80 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 510.00 FEET, A DELTA OF  $5^{\circ}15'29''$  AND A CHORD THAT BEARS NORTH  $46^{\circ}46'00''$  EAST 46.79 FEET;
6. THENCE NORTH  $44^{\circ}24'06''$  EAST 19.09 FEET TO A NON TANGENT CURVE TO THE LEFT AND THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED IN RECEPTION NUMBER 2009000046216;

THENCE ON SAID WESTERLY LINE THE FOLLOWING 3 COURSES:

1. 7.85 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1875.00 FEET, A DELTA OF  $0^{\circ}14'23''$  AND A CHORD THAT BEARS SOUTH  $13^{\circ}21'36''$  EAST 7.85 FEET TO A NON TANGENT CURVE TO THE LEFT;



2. THENCE 244.02 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1985.00 FEET, A DELTA OF  $7^{\circ}02'37''$  AND A CHORD THAT BEARS SOUTH  $17^{\circ}01'09''$  EAST 243.87 FEET TO A NON TANGENT CURVE TO THE LEFT;
3. THENCE 243.53 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 5785.93 FEET, A DELTA OF  $2^{\circ}24'42''$  AND A CHORD THAT BEARS SOUTH  $22^{\circ}10'23''$  EAST 243.51 FEET;

THENCE ON A TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, SOUTH  $23^{\circ}43'50''$  EAST 67.31 FEET, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 26;

THENCE ON SAID SOUTH LINE, SOUTH  $89^{\circ}55'25''$  WEST 751.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 199,962 SQUARE FEET OR 4.590 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF NORTH  $89^{\circ}55'25''$  EAST.

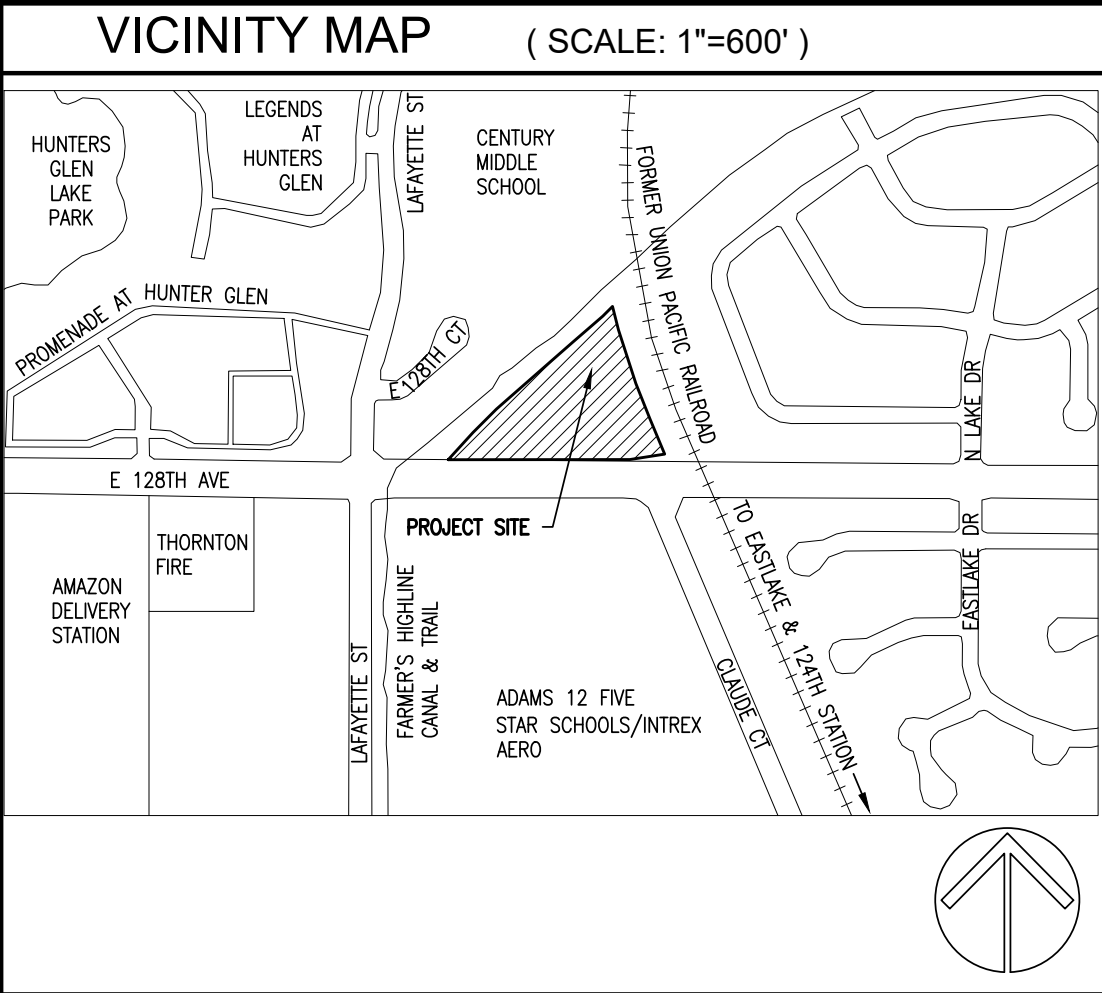


CLAUDE COURT RESIDENCES  
OVERALL DEVELOPMENT PLAN

CASE NO. PLZ202400439

(1551 EAST 128TH AVENUE)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



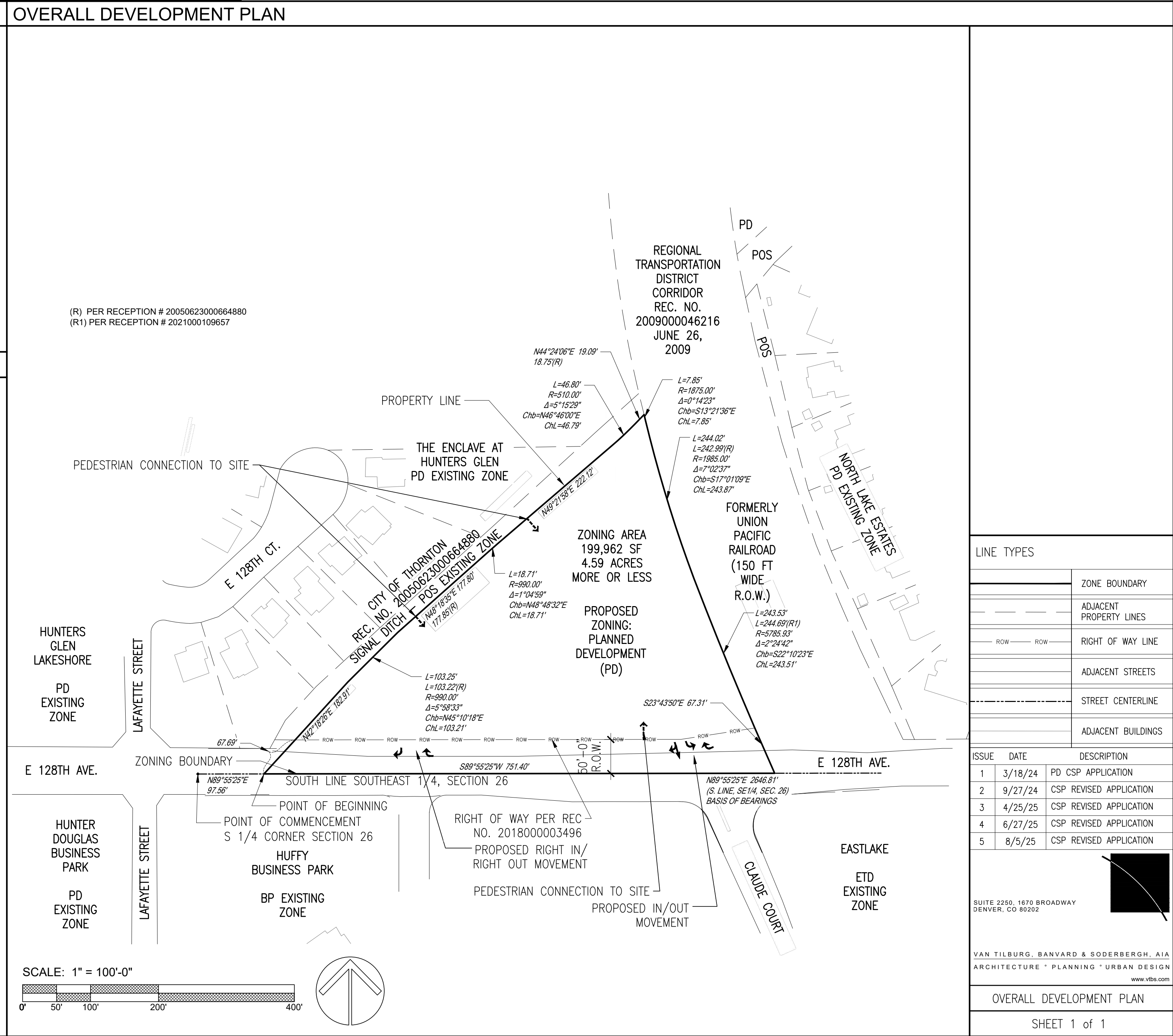
LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26;  
THENCE NORTH 89°55'25" EAST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 97.56 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 42°18'26" EAST 67.69 FEET PASSING THE SOUTHERLY LINE OF THAT PARCEL AS DESCRIBED IN RECEPTION NUMBER 20050623000664880 FOR A TOTAL DISTANCE OF 182.91 FEET TO A CURVE TO THE RIGHT;  
THENCE ON THE SOUTHEASTERLY LINE OF SAID PARCEL THE FOLLOWING 6 COURSES:  
1. 103.25 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 990.00 FEET, A DELTA OF 5°58'33" AND A CHORD THAT BEARS NORTH 45°10'18" EAST 103.21 FEET;  
2. THENCE NORTH 48°18'35" EAST 177.80 FEET TO A CURVE TO THE RIGHT;  
3. THENCE 18.71 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 990.00 FEET, A DELTA OF 1°04'59" AND A CHORD THAT BEARS NORTH 48°48'32" EAST 18.71 FEET;  
4. THENCE NORTH 49°21'58" EAST 222.12 FEET TO A CURVE TO THE LEFT;  
5. THENCE 46.80 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 510.00 FEET, A DELTA OF 5°15'29" AND A CHORD THAT BEARS NORTH 46°46'00" EAST 46.79 FEET;  
6. THENCE NORTH 44°24'06" EAST 19.09 FEET TO A NON TANGENT CURVE TO THE LEFT AND THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED IN RECEPTION NUMBER 2009000046216;  
THENCE ON SAID WESTERLY LINE THE FOLLOWING 3 COURSES:  
1. 7.85 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1875.00 FEET, A DELTA OF 0°14'23" AND A CHORD THAT BEARS SOUTH 13°21'36" EAST 7.85 FEET TO A NON TANGENT CURVE TO THE LEFT;  
2. THENCE 244.02 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1985.00 FEET, A DELTA OF 7°02'37" AND A CHORD THAT BEARS SOUTH 17°01'09" EAST 243.87 FEET TO A NON TANGENT CURVE TO THE LEFT;  
3. THENCE 243.53 FEET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 5785.93 FEET, A DELTA OF 2°24'42" AND A CHORD THAT BEARS SOUTH 22°10'23" EAST 243.51 FEET;  
THENCE SOUTH 23°43'50" EAST 67.31 FEET, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 26;  
THENCE ON SAID SOUTH LINE, SOUTH 89°55'25" WEST 751.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 199,962 SQUARE FEET OR 4.590 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF NORTH 89°55'25" EAST.





**Planned Development Standards**

Claude Court Residences  
1551 East 128<sup>th</sup> Avenue  
Thornton, CO 80241

Prepared By  
Maiker Housing Partners  
VTBS Architects

August 5, 2025



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## Section 1 (Introduction)

- *Intent/Purpose of PD District*
  - Intent – The project goals are to provide affordable housing in alignment with the stated parameters of the approved City of Thornton East Lake Station Area Master Plan (2015), which identify this parcel as part of Planning Area A within the ½ mile TOD radius of East Lake Station, and “Appropriate for Multi Family up to 30DU/Acre. This requires rezoning, and a PD will allow for standards that ensure a contextually appropriate and thoroughly livable multi-family residential community.
  - PD Justification – The development is unique due to the triangular site area bounded by the Signal Ditch Trail, East 128<sup>th</sup> Avenue, and RTD Corridor. The site’s shape and inclusion in the STAMP plan for Multi-Family Housing requires consideration of setbacks, height, landscape frontage, and parking that differs from other zone districts.

The FLUM Map identifies this site as TOD, and the proposed development targets a density and intensity that acknowledges proximity to Single Family residential, although the site does not directly border and single family – buffered by the RTD Corridor and Signal Ditch Trail. This proposed development aligns with the Comprehensive Plan’s Building Blocks of Greater Housing Choice and Walkable Neighborhoods. Provision of Affordable Housing assists in the implementation of the city's Comprehensive Plan in each of the eight “Big Idea” Vision Themes.

- (CII) by specifically honoring and noting within the development, the history of this particular site as agricultural beet farming.
- (GSA) by creating people oriented places off the Signal Ditch Trail, as well as visible art along East 128<sup>th</sup> Avenue.
- (EV) by providing lower AMI housing to support entry level and services oriented work force.
- (RR) with integrated human services as part of the affordable Housing Offering.
- (QDN and CPP) by providing higher density housing balanced with green space, in a walkable neighborhood emphasizing multi modal transportation given proximity to the Signal Ditch Trail, and the East Lake Station.
- (SG) by following Zero Energy Ready Homes Multifamily Version 2 and ENERGY STAR design requirements.
- (SHC) by including and encouraging community gardens and orchard.

The proposed PD is compatible with present development in the area, given the STAMP plan, and will not have a significant, adverse effect on the surrounding area. Achieving higher density housing on this parcel has been balanced with a form, quality of material, and aesthetic arrangement that blends with the surrounding uses and is buffered by landscape. The proposed PD is consistent with public health, safety and welfare by engaging with the Signal Ditch Trail, providing play areas and community garden. Affordable Multi Family Housing achieves greater efficiency and economy in the use of land and its resources.



The proposed design could not otherwise be achieved under the zoning regulations for the existing districts. The closest district would be Multi-Family (MF), but this PD limits height to an appropriate level given proximity to Single Family (SF), Limits Parking to an appropriate level for TOD development, and provides landscape buffers appropriate for the complexities of the triangular site shape, and allows density that provides greater housing choice in the area.

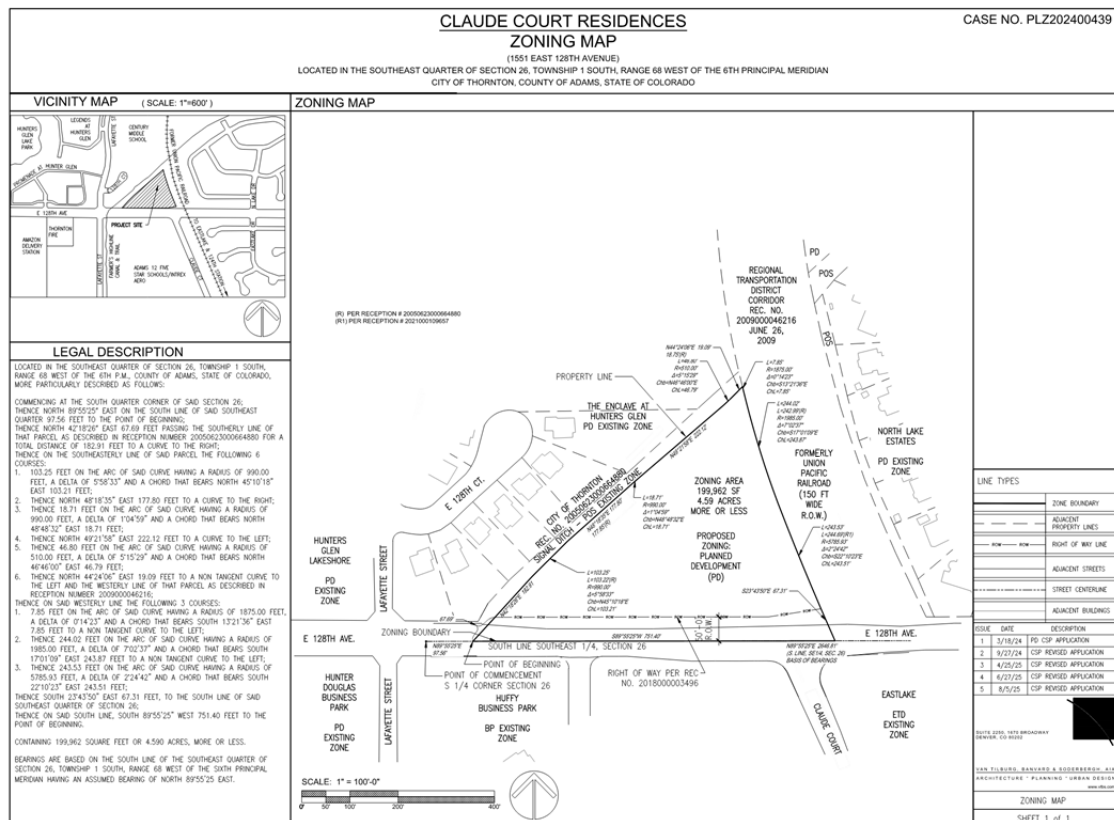
The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD district. This proposed development includes interior bike storage with work area, dog wash, exercise and yoga room, interior community gathering space, game room, exterior patio, exterior play structures, grill area, dog park, community garden, pedestrian trail access, private balconies/patios, EV charging for alternative vehicles (bikes, etc) and automobiles, Zero Energy Ready Homes standards for energy Efficiency, and space for human services support on site.

- **PD District Overview**

- Size and Location Description – 1551 East 128<sup>th</sup> Avenue: Claude Court Residences

The site is north of East 128<sup>th</sup> Avenue at the intersection of Claude Court. It is a triangular infill site bordered on all three sides by either East 128<sup>th</sup> Avenue on the south, The Signal Ditch Trail on the northwest, and the RTD light rail corridor on the northeast. Prior to any ROW Dedication the parcel is 3.74 Acres.

- Planning Area Description – Residential
  - Project map(s)





- *Applicability of Standards:*
  - General – These PD Standards shall govern future development applications in Claude Court Residences. All regulations not specified in these PD Standards for Claude Court Residences shall conform to the requirements for each use, or most compatible zoning district, as outlined in the city Code in effect at the time of development, as determined by the Development Director.
  - Conflicts – In the event of a conflict between city Code and any of the provisions set forth in these PD Standards, these PD Standards shall control.
  - Development permits – Any development proposals that require an SUP will be reviewed by the Planning Commission, unless the application qualifies for administrative review in accordance with the Development Code, as amended. Development Permits that do not require an SUP will be reviewed administratively.



**Section 2 (Uses and Use Regulations with Development Standards)**

- *Land Use and Development Standards Chart*

Planning Area	Land Use	Acreage	Max. Density	Units
PA-1	<i>Residential</i>	3.58 net	24 du/acre	<i>up to 85</i>
<b>Development Standards</b>				
Minimum Lot size:		20,000 square feet, with minimum lot area of 1,740 square feet for each dwelling unit in a multifamily use		
Maximum Building Height:		50 feet		
Minimum Front Setback:		25 feet		
Minimum Side Setback:		25 feet		
Minimum Rear Setback:		25 feet		
Minimum unit size:		500 sq. ft./DU		
Maximum Lot Coverage:		60% for all residential structures; 50% for all nonresidential structures; 70% for all structures combined.		
Minimum Parking Requirement:		1 space/DU		

- *Land Use Category Description - Residential use shall be multifamily type of housing.*
- *Permitted Use Chart, Use Descriptions - as defined in the Development Code:*
  - Permitted Uses – multiple dwellings,
  - Specific Use Permits – Day Care, or School - allowed subject to discretionary approval by the Planning Commission in accordance with the Development Code, as amended.
  - Accessory Uses – Community garden with freestanding outdoor shed/storage.
  - Temporary Uses – farmers markets, construction trailers, construction yard, food trucks



### **Section 3 (Urban Design Standards)**

- *Vehicular Circulation*
  - Cross Sections - Street Typical Cross Sections (public & private) shall meet the city's Standards and Specifications, including alleys when applicable.
- *Pedestrian Circulation*
  - Sidewalks
    - ROW - In alignment with city requirements
    - Internal private - 5ft
- *Site Design*
  - Site Furnishings – Benches, exterior trash receptacles, exterior bike racks, lighting, way-finding, monument signage, and other elements shall be consistent and complimentary in design and color to the building materials, themselves, and each other. Acceptable material shall include painted metal, concrete, cast stone, and/or other natural or synthetic/composite materials of standard construction use for wear and color retention.
  - Fencing, Retaining walls, Refuse: per base code standards at time of approval.
- *Maintenance standards*: per base code standards at time of approval.
  - Property Owner is responsible for the maintenance of common space, parks, trails, fences, landscaping, etc. within the property boundary, and in ROW.
  - The city of Thornton maintains the structural integrity of the concrete surface of the regional multipurpose trail; developer/assigns maintains the adjacent landscaping and day to day maintenance such as snow removal.
  - Off Site Property Owner(s) or otherwise assigned responsible party shall be responsible for maintenance of other off-site improvements, (Signal Ditch, Overland Emergency Overflow Path.)
- *Utility Design*
  - If the connection to the Zone 3 water pressure zone will result in static pressures greater than 110 psi then system PRVs will be required with this development. All sanitary sewer manholes installed with this project will need to be lined due to high H<sub>2</sub>S levels.



## **Section 4 (Architectural Standards)**

### *(1) Building massing.*

- a. All multifamily buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes.
- b. Buildings shall be articulated through the use of decorative banding, or change of material and/or color, or sloping roof planes.
- c. Massing and use of exterior materials shall be arranged so as break down the appearance of larger structures in groupings of a scale and rhythm appropriate to the building height. Plain, monolithic structures with long, monotonous, unbroken wall and roof plane surfaces shall not be allowed.

### *(2) Architectural elements.*

Massing will be articulated with plane breaks, changes in roof form, and material transitions at regular intervals in keeping with traditional residential architectural rhythms. All multifamily buildings shall employ at least two of the following design items applied consistently along each façade:

1. Projections.
2. Recesses.
3. Shadow lines.
4. Window patterns.
5. Overhangs.
6. Relief.
7. Changes in parapet height.

Stairways shall not be located outside of the building envelope.

Primary Entrances to apartment buildings should be identifiable by an architectural treatment such as a covered portico or a different roofline treatment.

### *(3) Exterior wall materials.*

For all multifamily buildings, the total net exterior wall area (excluding windows and doors of each such building) shall be composed of one of the following:

1. At least 30 percent brick or stone (excluding window and door areas and related trim areas) with the balance being any type of lap siding and/or stucco.
  - a. Architectural grade metal panel systems shall not exceed 15 percent of the net exterior wall area on the front elevation and 25 percent of the net exterior wall area on rear and side elevations. In no case shall metal panels comprise more than 20 percent of the net exterior wall area for the entire building.
  - b. Metal panels shall be a minimum of 24-gauge thickness (0.0250") with a 30-year warrantied paint finish and concealed fastening system.
2. At least 20 percent brick or stone (excluding window and door areas and related trim areas) with the balance being stucco and/or a "cementitious" lap siding. (A cementitious lap siding



product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.)

3. All stucco provided there are unique design features in the elevations of the buildings.
4. Prohibited exterior building materials include smooth-face concrete block, painted concrete block, field-painted metal siding, highly reflective metal siding, and unfinished metal siding.

*(4) Setbacks.*

- a. Buildings shall be set back a minimum of 25 feet from the right-of-way line of all major and minor arterial streets.
- b. Buildings shall be set back a minimum of 25 feet from each property line adjacent to property, not within the development.
- c. Buildings within the development shall have a minimum separation of 20 feet.

*(5) Building height.*

The maximum building height shall be 50 feet.

*(6) Roofing materials.*

All sloped roof areas shall be clad with high profile composition shingles such as slate, tile, shake, standing seam metal roofing, or dimensional asphalt shingles.

*(7) Roof shapes.*

- a. Roof Forms shall be flat roof with parapet, or sloped roof of minimum 4:12 slope, or a combination thereof.
- b. Each building roof shall have at least three distinct roof ridgelines, or parapet walls shall vary in height and/or shape at least once in a building wall length.
- c. All sloped roofs shall include a minimum 10-inch overhang beyond each major long wall plane of the building, and a 6-inch overhang along gable ends.

*(8) Windows.*

All elevations on multifamily buildings shall contain windows.

*(9) Recreational amenities.*

All multifamily developments shall incorporate at least four of the following exterior recreational amenities:

- a. Community garden
- b. Dog run
- c. (2) Play Areas with age appropriate structures
- d. Picnic area



e. Roof deck

*(10) Signage.*

Monument signs shall have a maximum height of six feet and maximum area of forty-two square feet. All signage shall be coordinated so as to give the appearance of a unified, cohesive development as well as to contribute to the overall design theme of the development.

*(11) Fencing and Site Walls*

Fences and walls should be decorative in nature, and generally contribute to the visual quality of the project or development, while being by design as unobtrusive as possible. Acceptable materials include Three Rail Wood Fencing; Decorative Concrete Block; decoratively finished, scored, patterned or colored concrete; and other masonry as utilized in the building's architecture. A combination of fencing and landscaping should be incorporated wherever practicable.

*(12) Quality enhancement standards.*

In addition to any other applicable standards set forth in this section, each multifamily building shall incorporate at least five of the following architectural features:

- a. All units have balconies or on grade patios
- b. The building steps down one story to provide a covered roof deck amenity.
- c. The building's roof is a combination of low slope and pitched with at least five distinct ridgelines and parapet heights, at least two of which are at least two feet apart in height, and two of which are at right angles to the others.
- d. All building elevations contain at least three distinct wall planes separated from each other by at least two feet.
- e. Landscaping along arterial and collector streets shall be enhanced through the use of berms, screen walls, larger trees than required by Code and/or additional numbers of bushes and other screening plants.
- f. The building's main sloped roofing elements are pitched with at a 12:12 slope.



## Section 5 (Landscaping, Public Land Dedication)

### 1. Landscape Standards

*All properties shall feature landscape areas in the front, rear, side and perimeters that separate parking areas, other vehicular use areas, or buildings from adjacent property lines according to the following provisions:*

Within the front, interior side, and rear yard there shall be a landscape area at least 20 feet in depth between parking areas and property line, unless an alternate buffer with enhanced landscape features is utilized.

- Within the front yard, alternate landscape buffers shall be a minimum of 8' in depth, have a 36" decorative screen wall, and one of the following:
  - 1 additional tree equivalent (TE)\* every 50 linear feet

OR

  - Public art as determined with Thornton's Public Arts Coordinator.
- Within the interior side and rear yard, alternate landscape buffers shall be a minimum of 8' in depth, have a 42" three-rail wood fence, and one of the following:
  - 1 additional tree equivalent (TE)\* every 50 linear feet

OR

  - Evergreen trees upsized from 6' ht. to 8' ht.

*\* Tree equivalent (TE) means one two-inch caliper or one six-foot tall clump deciduous tree or one six-foot tall evergreen tree or ten No. 5 container size evergreen or deciduous shrubs or 20 No. 1 container size woody ground covers or ornamental grasses or sixty four-inch pots or other substitutions as may be allowed in the development permit process.*

### 2. Public Land Dedication/Recreation:

- Cash-in-lieu - Public land dedication shall be satisfied by a fee as determined by City of Thornton's formula.



Anticipated:

81 DU X 2.86 PEOPLE / 1000 PEOPLE X 10 ACRES = 2.3166 ACRES

2.3166 ACRES X 43,560 SF/ACRE = 100,911.1SF \* 1.50 = \$151,366.64



## PLANNING COMMISSION COMMUNICATION

<b>Meeting Date:</b> August 19, 2025	<b>Agenda Item:</b> 5) B. ii.	<b>Agenda Location:</b> PUBLIC HEARINGS	<b>Legal Review:</b> 
<b>Subject:</b> A public hearing concerning a Conceptual Site Plan for a residential development on approximately 3.7 acres of land generally located north of East 128 <sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 E 128 <sup>th</sup> Avenue (1551 East 128 <sup>th</sup> Avenue – Maiker Housing – Case Number PLCSP202400438).			
<b>Recommended by:</b> Warren Campbell, Current Planning Manager 			
<b>Presenter(s):</b> Kira Stoller, Senior Planner			

**SYNOPSIS:**

The applicant is requesting approval of a Conceptual Site Plan (CSP) for approximately 3.7 acres of land to allow for the development of a three-story Multifamily (MF) building with 81 units. A corresponding Zoning Amendment for the property is proposed as a separate item on this agenda (PLZ202400439).

**RECOMMENDATION:**

Staff recommends Alternative Number 1, to recommend approval of the CSP to City Council (PLCSP202400438).

**BUDGET/STAFF IMPLICATIONS:**

A financial evaluation has been completed by the City's Finance Department to illustrate potential fiscal impacts the proposed development could have on the City and to compare these impacts to the City's Fiscal Impact Model (Model). The financial evaluation concludes that at project build-out the City would experience a negative fiscal impact annually, but it is not anticipated to materially change the City's ongoing financial position compared to the Model. The complete financial evaluation can be found in Attachment 1 of the corresponding Zoning Amendment communication.

**ALTERNATIVES:**

1. Approve the resolution as recommended.
2. Do not approve the resolution.
3. Revise the resolution in response to specific direction.
4. Continue the public hearing.

**BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):** (includes previous City Council action)



## PLANNING COMMISSION COMMUNICATION

### PAGE 2

#### **Summary:**

The applicant is proposing to develop the 3.7-acre infill site at 1551 East 128<sup>th</sup> Avenue with a three-story MF building containing 81 units. The subject property has generally remained vacant for over 40 years and is currently zoned Neighborhood Service (NS). A corresponding Zoning Amendment application is being processed to establish a Planned Development (PD) on the site. The PD is requesting an increased dwelling unit density and a reduced minimum parking requirement due to the property being located less than half a mile from the Eastlake transit station.

The apartments would have a minimum floor area of 500 square feet and be a mix of one-bedroom, two-bedroom, and three-bedroom units. Each unit will include a patio or balcony, and a variety of indoor and outdoor amenities are envisioned for the development. Exterior amenities will include two age specific playgrounds, a picnic/grill area, a community garden, roof deck, and dog park. Interior amenities may include an exercise room, bicycle garage, dog wash, and library.

Vehicular and pedestrian access to the development is by way of East 128<sup>th</sup> Avenue. The eastern access point would align with Claude Court and be signalized, while the western access point would be right in right out and situated directly across from the entrance to the Adams 12 School District building. A total of 120 surface parking stalls are proposed, which amounts to a ratio of 1.48 stalls per unit.

The overall structure is proposed to be approximately 46 feet tall, though the PD standards would allow for a maximum height of 50 feet. The building would feature substantial articulation, multiple roof forms, and regular material transitions to break up its mass. Primary building materials would include board and batten siding, lap siding, cement plaster, stone veneer, and asphalt shingles. The proposed material colors include dark gray, grey/tan, medium brown, and off white.

#### **Zoning Compliance:**

A Zoning Amendment for the property is proposed concurrently with this CSP. The proposed PD zoning conforms with the property's Future Land Use designation of Transit-Oriented Development (TOD). The CSP conforms to all standards and regulations that are to be established with the PD zone district.

#### **Landscaping:**

The proposed landscape plan complies with the Code regulations and exceeds the overall coverage requirement by approximately 16 percent. Roughly 36 percent of the site will be landscaped with a combination of plant beds, turf, low-water grass, native seed, and a variety of trees. While planting options are limited on the eastern property line due to multiple existing easements, significant landscape screening would be installed on the northwest boundary of the site along the Signal Ditch Trail, as well as adjacent to East 128<sup>th</sup> Avenue. The owner or assigns will be responsible for landscape



## PLANNING COMMISSION COMMUNICATION

### PAGE 3

maintenance, including any plantings in the adjacent ROW. The final landscape plan will be determined as part of the Development Permit (DP) and will be designed according to the City's water-wise principles.

#### **Public Land Dedication (PLD):**

The development will satisfy PLD requirements with a cash-in-lieu payment, estimated to be \$151,367, which will be provided to the City as part of the required subdivision plat.

#### **Drainage:**

A preliminary drainage plan was submitted and reviewed by the Development Engineering staff. The historic drainage of the site generally flows from south to northeast. A detention pond is proposed on the northwest side of the development and would also provide water quality treatment. The final design of the drainage improvements will be in accordance with the requirements of the City.

#### **Water and Sewer:**

A Water and Sewer Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 2 of the corresponding Zoning Amendment communication. The Sewer Impact Statement concludes that no capital improvements will be required to handle the increase in loading from the proposed development. The Water Impact Statement considers water supply and distribution. Peak summer treated water demand would be about 86,000 gallons per day, but other than the proposed water distribution improvements by the developer, no capital improvements would be needed to handle the increased demand. The City's current raw water supply is adequate for the proposed project.

#### **Traffic and Mobility:**

A Traffic Development Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 3 of the corresponding Zoning Amendment communication. A traffic impact study was completed for the development, which summarizes the weekday morning and evening peak hour trips that are anticipated with the development. Although certain intersections at or adjacent to the subject site are projected to fall below the acceptable level-of-service rating, this is expected to occur regardless of whether the proposed development is constructed. Additional right-of-way will be dedicated along East 128th Avenue and roadway improvements will include the construction of a detached sidewalk and additional turn lanes, as well as modification of the traffic signal at East 128th Avenue and Claude Court. No challenges to the public transportation infrastructure are anticipated from the project.

#### **Police Services:**

A Police Services Impact Statement, which evaluates the potential impact to City



## PLANNING COMMISSION COMMUNICATION

### PAGE 4

services, can be found in Attachment 4 of the corresponding Zoning Amendment communication. To evaluate projected impacts to police services, comparison data from July 1, 2024, through June 30, 2025, was collected from two existing apartment complexes. The first comparison site is Crossing Pointe South, which is a recently constructed Maiker Housing property with 142 income restricted units located at 4220 E 104<sup>th</sup> Avenue. When proportionally adjusted to reflect the size of the proposed development, in the last year the Crossing Pointe South apartments saw 107 calls for service (about nine per month), 26 incident reports (about two per month), and 14 proactive activities (about one per month). Promenade at Hunters Glen was selected as the second comparison site, which is a market rate apartment community with 264 units located at 12801 Lafayette Street. When proportionally adjusted to reflect the size of the proposed development, in the last year the Promenade apartments saw 76 calls for service (about six per month), 15 incident reports (about 1 per month), and 11 proactive activities (about one per month). While the unit count of the Crossing Point South apartments is approximately half that of the Promenade community, the Crossing Point South apartments generated more calls for service, incident reports, and proactive activity on a proportional basis. Therefore, it is projected that the proposed development could result in a moderate burden on police services in an area that currently requires a low level of service.

#### **Fire Services:**

A Fire Services Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 5 of the corresponding Zoning Amendment communication. It is projected that developing the subject site with 81 apartments would result in 26 additional annual calls for service, but the increased unit utilization rate would remain acceptable.

#### **Schools:**

The subject site is located within the Adams 12 School District. The school district has no objections to the proposed development but indicated that a cash-in-lieu payment would need to be made to mitigate the impact on applicable schools. Documentation that a formal agreement was reached between the property owner and school district would be required prior to approval of the corresponding subdivision plat.

#### **CSP Evaluation Criteria:**

The following criteria may be considered in evaluating the proposed CSP, pursuant to Section 18-43(g) of the Code:

1. *The proposed project is consistent with the Comprehensive Plan and all requirements of this chapter.*

The proposed CSP is consistent with the Future Land Use designation of Transit-Oriented Development (TOD), the intent of which is to create a mix of uses that

## PLANNING COMMISSION COMMUNICATION

### PAGE 5

take advantage of transit options. The proposed multifamily development also aligns with the following Comprehensive Plan goals and policies:

- a. *Goal QDN 1. Encourage a mix of housing options to meet the needs of residents of varied ages, abilities, and income levels throughout the city.*
- b. *Policy QDN 1.1 - Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.*
- c. *Policy QDN 1.2 - Geographic Distribution. Plan for an equitable distribution of housing options (e.g., affordable/workforce housing, senior housing, executive housing) throughout Thornton. Concentrate higher-density housing options near existing services and amenities, where established infrastructure exists and/or where high-frequency transit exists or is planned.*
- d. *Policy QDN 1.4 - Affordable and Workforce Housing. Encourage the development of affordable and workforce housing based on the identified housing needs and recommendations of the city's Housing Needs Assessment.*
- e. *Policy QDN 3.5 - Transit-Oriented Development. Encourage high-density housing and mixed-use development in areas served by, or planned for, high frequency transit, as appropriate based on the immediate neighborhood context.*
- f. *Policy SG 1.2 - Fiscally-Responsible Growth. Encourage growth in areas where infrastructure and services exist and can be readily provided. Avoid permitting new growth that will create a fiscal burden to the city unless it achieves other major city goals.*
- g. *Goal SG 2. Encourage infill and redevelopment in established areas of Thornton.*
- h. *Policy SG 2.3 - Priority Areas for Infill and Redevelopment. Prioritize infill and redevelopment in designated urban renewal areas, as well as in areas designated as Transit-Oriented Development, Community Mixed-Use, and/or Regional Mixed-Use on the Future Land Use Map.*
- i. *Policy SG 2.4 - Neighborhood Compatibility. Ensure that infill and redevelopment projects are designed to be sensitive and compatible with adjoining neighborhoods by providing appropriate transitions in*



## PLANNING COMMISSION COMMUNICATION

### PAGE 6

*height/scale, massing, and intensity along the shared street frontage or lot line(s).*

The subject site is a priority area for infill as it is designated for transit-oriented development and the applicant's proposal to build affordable multifamily units will promote a diversity of housing options.

2. *The proposed project is consistent with the current zoning on the property or conditioned on the approval of an existing application for a zoning district amendment.*

The proposed CSP is conditioned on the approval of a corresponding Zoning Amendment. The CSP plans are consistent with the PD standards being proposed for the property.

3. *The conceptual site plan is in compliance with all applicable use, development and design standards set forth in this Code.*

The proposed CSP complies with all applicable use, development, and design regulations including vehicular and pedestrian circulation, architectural standards, landscaping, building height and setbacks, and parking requirements proposed within the PD Standards.

4. *Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.*

As noted in the impact statements attached to the corresponding Zoning Amendment communication, adequate facilities and services already exist or will be provided by the developer to serve the project.

5. *Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.*

Much of the area surrounding the subject site has been previously developed with various densities of housing. While existing single-family detached homes are closest to the property, there are also apartments and condominiums within less than a quarter mile of the proposed development. To minimize impacts to the lower density houses that are nearest to the subject property, the maximum building height proposed within the PD standards is ten feet less than is typically allowed within the Multifamily (MF) zone district. Additionally, enhanced landscaping is proposed where feasible and appropriate to screen the use.

PLANNING COMMISSION COMMUNICATION  
PAGE 7

**PUBLIC NOTICE AND RESPONSE:**

**Public Notification:**

A public notice of the hearing was posted on the City's official website on July 31, 2025, and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center, and the Trail Winds Recreation Center on July 30, 2025. All property owners within 1,500 feet of the subject site were sent notice of the Public Hearing on August 4, 2025. Signs were posted on the property for at least ten days prior to August 19, 2025. All individuals who provided their email address at the neighborhood meetings were also sent a courtesy notice of the scheduled hearing date via email on August 8, 2025.

**Public Response:**

An initial neighborhood meeting was held on July 29, 2024, to discuss the proposed Zoning Amendment and Conceptual Site Plan with nearby residents. The meeting took place right across the street from the subject site at the Adams 12 Five Star Schools Conference Center, 1500 East 128<sup>th</sup> Avenue, and offered an online attendance option via Zoom. The notice area included 478 property owners and around 100 people attended the meeting.

Questions pertained to who owns the property, when it was purchased, and how the property could be developed based on the existing zoning designation. People wanted to know why apartments were being proposed rather than a for sale product and whether the building had to be three stories tall or if it could be developed at another location. Others inquired about where the applicant gets their funding, what criteria residents would have to meet to live in the building, and if background checks would be done. Additionally, as an affordable housing project people asked what area median income (AMI) would apply. There were concerns about how the project might impact neighboring property values and that too much density was being proposed for the site which would lead to problems with noise, light, safety, traffic, and parking.

Based on the high turnout and limited space at the first neighborhood meeting, city staff directed the applicant team to host another meeting at a different location with a larger capacity. Prior to the second full scale meeting, the applicant team organized two open houses for the eastern and western neighborhoods in an effort to have more focused discussions. Both open houses were in-person only and took place at North Metro Church Student Center, 12505 Colorado Boulevard. The session for the western neighbors occurred on March 13, 2025, and was attended by approximately 17 residents. The eastern neighbors met on March 20, 2025, and about 40 residents were in attendance.

For the second full neighborhood meeting, in addition to sending a mailed letter to all property owners within 1,500 feet of the subject site, the applicant sent an email notice to everyone who had provided their email address on the open house sign in sheets. This meeting took place on April 3, 2025, at the Rocky Top Middle School cafeteria, 14150 York Street, and again offered an online attendance option via Zoom. Approximately 120



## PLANNING COMMISSION COMMUNICATION

### PAGE 8

individuals attended the meeting, and a microphone was utilized to make it easier to hear the presenters.

The applicant team started by giving an overview of the project and spoke to what they had heard from the community at the previous meetings. They indicated how the development would be managed and highlighted plans for addressing parking, traffic, light, and noise impacts. It was also clarified what the rent and income limits would be and that the plans would continue to be refined ahead of the public hearings.

Resident feedback referenced not wanting the property to be rezoned, many people voiced a preference for maintaining the existing small scale commercial designation. Exactly how many individuals might live in each unit and how parking and income restrictions would be enforced were voiced as concerns. Most of the neighbors felt that an alternative site should be selected for the proposed development. More detailed notes from each of the meetings can be found in Attachment 10 of the Zoning communication.

### **HISTORY:**

The property was annexed into the City on February 2, 1971, by Ordinance Number 389.

The property was rezoned to NS on January 25, 1993, by Ordinance Number 2230 as part of the city-wide rezoning.

An application to rezone the property for the purpose of developing self-storage was submitted in 2015, but the proposal did not move forward.

The subject site was included in the Eastlake at 124<sup>th</sup> Station Area Master Plan Update that was approved by City Council on October 27, 2015.

### **ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Public Hearing Notices and Affidavits

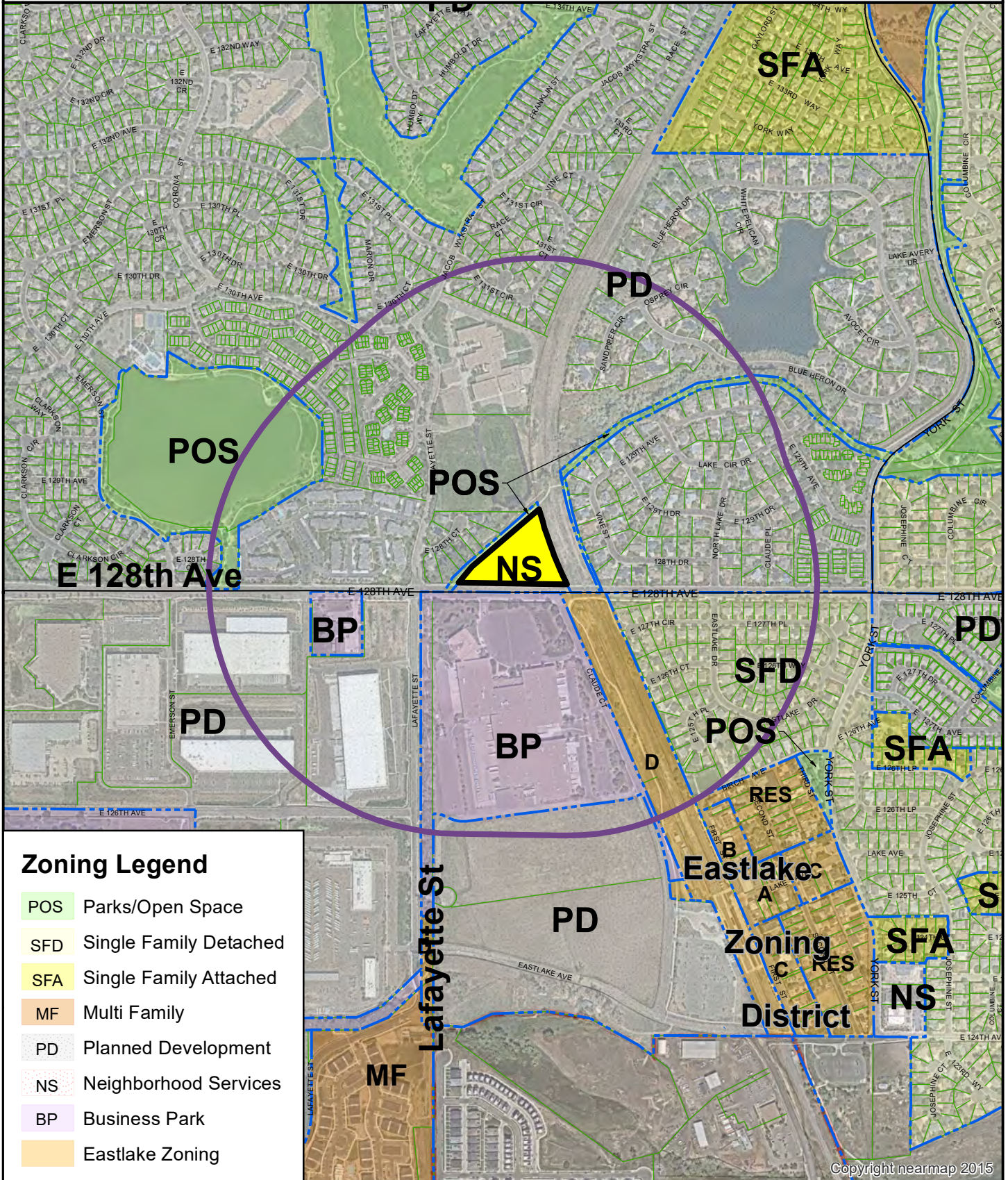
Attachment 3: Letter of Intent

Attachment 4: CSP



# 1551 E 128th Ave

PLZ202400439 & PLCSP202400438



CITY OF THORNTON, COLORADO

VICINITY/ZONING MAP



1500' NOTICE BOUNDARY

LOCATION

ZONING BOUNDARY

PARCELS



CITY LIMITS



AFFIDAVIT OF POSTING

PUBLIC NOTICE

State of Colorado       )  
                                      ) ss.  
County of Adams        )

I, Lucia Higginbotham, being first duly sworn upon oath depose and say that I did, on July 30, 2025, post the PUBLIC NOTICE of the Planning Commission in the City of Thornton, Colorado, for the Public Hearing regarding a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128th Avenue – Maiker Housing). This Hearing will be held on August 19, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at **<https://thorntonco.zoom.us/j/89011138943>** or by telephone at **1-719-359-4580** using meeting ID# **890 1113 8943**, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed:

  
\_\_\_\_\_  
Administrative Specialist

Date:

7/30/25

Subscribed and sworn to before me by Lucia Higginbotham in the County of Adams, State of Colorado, this 30<sup>th</sup> day of July, 2025.

Notary Public

My Commission Expires



Dec 26, 2027

DAISY M. RUVALCABA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047714  
MY COMMISSION EXPIRES DEC 26, 2027

AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado       )  
                                      ) ss.  
County of Adams        )

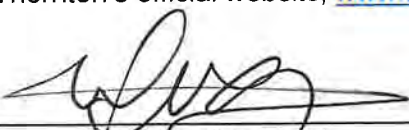
I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on July 31, 2025, post the Public Notice of the Planning Commission in the City of Thornton, Colorado for the public hearing regarding a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128th Avenue – Maiker Housing).

The subject property is generally located north of E 128th Avenue between Claude Court and Lafayette Street at 1551 E 128th Avenue.

This hearing will be held on August 19, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, [www.thorntonCO.gov](http://www.thorntonCO.gov).

Signed:

  
Title: Administrative Specialist II

Date:

7/31/25

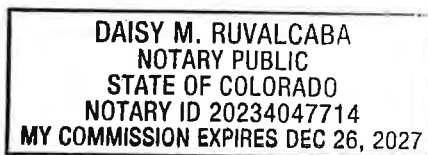
Subscribed and sworn to before me by  
Colorado, This 31<sup>st</sup> day of July, 2025.

Monica Gutierrez

In the County of Adams, State of

Notary Public







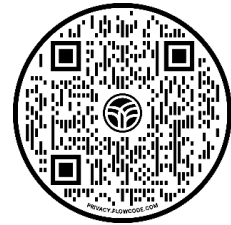
**NOTICE OF PUBLIC HEARING  
PLZ202400439 & PLCSP202400438**

The Planning Commission of the City of Thornton will conduct a public hearing regarding a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128th Avenue – Maiker Housing).

The subject property is generally located north of E 128th Avenue between Claude Court and Lafayette Street at 1551 E 128th Avenue.

This hearing will be held on August 19, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [Kira.Stoller@ThorntonCO.gov](mailto:Kira.Stoller@ThorntonCO.gov) prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@thorntonCO.gov](mailto:adacoordinator@thorntonCO.gov).

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on August 19, 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

---

Rahem Mulatu, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk  
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

August 4, 2025

RE: NOTICE OF PUBLIC HEARING – PLZ202400439 & PLCSP202400438

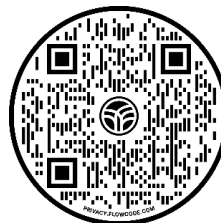
Property Owner:

The Thornton Planning Commission will conduct a public hearing concerning a Zoning Amendment and Conceptual Site Plan for a parcel of land approximately 3.7 acres in size. The applicant is proposing to establish Planned Development (PD) zoning on the site to develop a three-story multifamily building with 81 affordable rental apartments (1551 E 128<sup>th</sup> Avenue – Maiker Housing).

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located north of E 128<sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 E 128<sup>th</sup> Avenue.

This hearing will be held on August 19, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [Kira.Stoller@ThorntonCO.gov](mailto:Kira.Stoller@ThorntonCO.gov) prior to 4 p.m. MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received prior to 5 p.m. MDT/MST on the Friday preceding the public hearing.

If you have any questions concerning this matter, please contact the City Development Department at [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) or leave a voicemail at 303-538-7295.

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on August 19, 2025.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Sincerely,

Kira Stoller, AICP  
Senior Planner







Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326

303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

4 de agosto de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLZ202400439 & PLCSP202400438

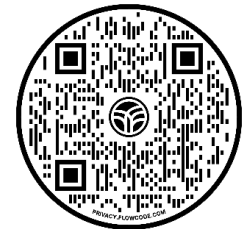
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública sobre una Enmienda de Zonificación y un Plano Conceptual del Sitio para una parcela de terreno de aproximadamente 3.7 acres. El solicitante propone establecer una zonificación de Desarrollo Planificado (PD por sus siglas en inglés) en el terreno para construir un edificio multifamiliar de tres pisos con 81 apartamentos de alquiler asequible (1551 E 128th Avenue – Maiker Housing).

Según el Código de la Ciudad de Thornton, usted recibe este aviso porque es dueño de una propiedad a menos de 1500 pies de la propiedad en cuestión, que generalmente se encuentra al norte de E 128th Avenue, entre Claude Court y Lafayette Street, en 1551 E 128th Avenue.

Esta audiencia pública se llevará a cabo el 19 de agosto de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a [Kira.Stoller@ThorntonCO.gov](mailto:Kira.Stoller@ThorntonCO.gov) antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) antes de las 4 p.m. el 19 de agosto de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Atentamente,

Kira Stoller, AICP  
Planificadora Senior



VAN TILBURG, BANVARD & SODERBERGH, AIA  
ARCHITECTURE • PLANNING • INTERIORS • URBAN DESIGN  
SANTA MONICA • DENVER • SAN JOSE

August 5, 2025

Attn: City of Thornton, Development Department

9500 Civic Center Drive

Thornton, CO 80229-4326

RE: 1551 East 128<sup>th</sup> Avenue Proposed Residential Development, PD Rezone and CSP Letter of Intent (Fourth Submittal)

VTBS Architects would like to submit on behalf of Maiker Housing Partners a PD Rezone and concurrent CSP application for proposed multi-family residential development on the site located on the corner of East 128th Avenue and Claude Court, Thornton, CO.

**Developer/Applicant Information**

VTBS Architects  
1670 Broadway #2250  
Denver CO 80202  
Erik Hall, AIA – [ehall@vtbs.com](mailto:ehall@vtbs.com) 303-675-0041

**Land Owner Information**

Maiker Housing Partners  
3033 W. 71st Avenue, Suite 1000,  
Westminster, CO 80030  
Adam Zard – [azard@maikerhp.org](mailto:azard@maikerhp.org) 303-227-2075

**Project Description**

The owner proposes to build a 3-story multi-family building with 81 affordable rental apartments targeting the 30% to 70% AMI range (\$27,390-\$105,910). These apartments will have an approximate mix of 34 one-bedroom units, 30 two-bedroom units and 17 three-bedroom units. Surface parking for 120 vehicles, (1.48 spaces per unit) is proposed. Indoor and outdoor amenity spaces including community commons, library, exercise room, bicycle garage, dog wash, game room, exterior patio and deck, dog park, community garden, two age range specific playground areas, and community grill are proposed. The proposed development aims to be multi-generational and inclusive of different social and income groups, providing an environment for strong community connection and neighborly interaction.

This use requires a rezone and the proposed PD is based on the MF zone standards with revisions. Revisions include an increased density maximum and a decreased parking minimum. Given the East Lake Station Area Master Plan for TOD and Thornton's 2020 Comprehensive Plan, the proposed higher density with a lower parking ratio is warranted and supportable at this site with the important goal of increasing availability of affordable housing in Thornton.

**PRINCIPALS**

Johannes Van Tilburg, FAIA  
Navy F. Banvard, FAIA  
L. Gustaf Soderbergh, AIA, LEED AP  
Lucia H. Chang, AIA, LEED AP  
William A. Nishita, AIA  
Dennis T. DiBiase, AIA, LEED AP  
Peter J. Petraglia  
Edward "Ted" Youngs, AIA

**PARTNERS**

Jim Yee  
Trent R. Niemand, AIA  
Erik J. Hall, AIA  
Steven L. Gardner, AIA, NCARB

**SENIOR ASSOCIATES**

Katsu Masutani  
Michael S. Schiepke, AIA  
John Reynolds, AIA, LEED AP  
Mihnea Popescu, LEED AP  
Fadi Hakim, LEED AP  
Susan E. Ryba, AIA, LEED AP  
Ja-Yong Koo, AIA, NCARB  
Daniel Patterson, AIA

**ASSOCIATES**

Beronica Martin  
Mahnaz Zahiri-Martin, AIA, LEED AP  
Emanouil Bontchev  
Lisa Brannan, AIA  
James Ausberger, AIA, LEED AP





### **Anticipated Timeline**

The project is pursuing a rezone at this time as the next appropriate step toward the design and development goals. At this time, the project anticipates moving into CHFA LIHTC funding round in August of 2026. With award of tax credits, the project could begin construction as early as Spring of 2027, and be available for move-in in mid to late 2028.

### **Anticipated Impact on Residents**

This project is anticipated to provide much needed affordable housing options for the residents of Thornton while also providing easy access to regional trails, the East Lake Station Light Rail, and Century Middle School. The project is compatible with present development in the area as well as the East Lake Master Plan. The building architecture would be a contemporary agrarian style that relates to the history of the site and Thornton. The exterior of the building will be finished with contextually appropriate materials including some combination of board and batten siding, lap siding, and exterior cement plaster or cast stone as accent materials. At three stories, the project does not improperly impede views. The project design is presented as an enhancement and appropriate compliment to the area.

The project is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources. The project's Traffic Study indicates that the project will have minimal impact on roadway congestion. As a cohesive livable affordable housing community with regional trail and public transportation access the parcel would exemplify these land use goals.

The proposed project is consistent with the overall direction, intent and policies of the city's Comprehensive Plan. The planned project will be developed to cultivate an identity, provide great services and amenities, foster economic vitality by allowing for easy use of alternate transportation and affordable living, encourage equity and diversity, with smarter and greener technology, creating safe and healthy community.

The site is an infill lot of triangular shape with complexities driven by adjacent bounding signal ditch, RTD rail line, and East 128<sup>th</sup> Avenue. The site also borders a regional watershed basin line, which further limits the storm outflow options. The proposed project requires a creative and innovative design approach which could not otherwise be achieved under the zoning regulations for existing districts. The MF zoning district is closest to the intended use, and the PD has been written to heavily align with the MF zoning district. The goal of affordability is supported by increased density, and reduced parking given proximity to the East Lake Light Rail Station. The zoning regulations requested in the proposed PD (height limit, parking ratio, and enhanced landscape frontage at reduced depth) are warranted by virtue of site specific complexities and the innovative design and amenities incorporated in the project. Because of these characteristics, this project will be a scale and setback appropriate structure, with appropriate parking ratio, functional fire access, site drainage, and access. This proposed project is presented as one of positive impact for the residents of Thornton.

Lastly the development will help to support the local construction industry. According to the National Association of Homebuilders, there are phases of economic benefit to communities where new construction occurs. The first phase is the direct and indirect impact of construction activity such as new construction jobs and workers spending earnings in the area. Another impact to the local economy is a redevelopment sparking additional investment throughout the community.

### **Anticipated Impact on City Services**

The project will implement appropriate sustainability measures from the Energy Action Plan as well as the Thornton Sustainability Action Agenda. The project will participate in Xcel's EDA program and be designed to comply with Zero Energy Ready Homes Multi-Family Version Two standards. The project will

include waste reduction and recycling space/programs. The specifics of this will be delineated in future submittals and construction plans, past the CSP.

The proposed project will impact water and sanitary sewer utilities. The project will increase potable water usage in the area and will increase sanitary sewer loading to the existing system. Overall, the water demand and sewer loading increases will be minimal to the current systems.

New acceleration and deceleration turn lanes will be installed on East 128<sup>th</sup> Avenue for safety of traffic entering and exiting the new development. The intersection of East 128<sup>th</sup> Avenue and Claude Court will be improved with new traffic signalization and lane direction striping. New sidewalk connectivity will also be placed along East 128<sup>th</sup> Avenue at the project frontage. Maintenance access to the Signal Ditch was requested by the Ditch Company and is provided from the parking located on site.

Storm water attenuation and enhanced water quality will be provided by a new on-site extended detention basin. Improvements will also be made to the Signal Ditch near the rail crossing as requested by the Ditch Company to enhance flow and the removal of debris before water enters the rail crossing siphon.

### **In support of parking ratio:**

Residential developments frequently have more parking than is utilized, which adds to housing costs and encourages additional vehicle ownership and vehicle miles traveled. According to the regional transportation district study titled "residential parking in station areas: a study of metro Denver", unsubsidized housing developments near regional transportation district stations provide forty percent more parking than residents utilize at peak times, and income-restricted housing developments provide fifty percent more parking than is used. The 2021 study "parking & affordable housing" of parking utilization at affordable housing developments along the front range found that half of parking spaces built on average go unused, and that requirements can be up to five times the need especially for buildings serving lower area median incomes.

Ownership has evaluated their properties, and have determined that given the area of Claude Court Residences, its proximity to public transportation, and expected residents that a parking ratio of 1.48 spaces per unit will be more than sufficient, yet appropriate given neighbor concerns.

### **Regarding Neighborhood Meetings:**

Prior to the Third CSP submittal, we held neighborhood meetings on July 31<sup>st</sup>, 2024 with full notification to all neighbors per Thornton notification requirements, March 13, 2025 for westerly neighbors, March 20, 2025 for easterly neighbors, and April 3<sup>rd</sup>, 2025 with full notification to all neighbors per Thornton notification requirements. All meetings were well attended, with expressed concern with the proposed density, the proposed population (Lower AMI residents), potential congestion, and aesthetics. Below are comments with regard to these expressed concerns:

There are tensions in producing affordable housing, and identifying the highest and best use of a property, given the reality of construction costs and market forces. 30/DU per acre is supported for this parcel in the Station Area Master Plan as approved in 2015. The three story structure with on grade parking has built precedent at the Hunters Glen Apartments across Lafayette from the site. The Station Area Master Plan supports the higher density and reduced parking criteria because regional public transportation and a good trail network come together at this East Lake Node. So, the site has previously been identified as appropriate for multi-family housing. Proximity allows for people to live and work with a single car, with an e-bike, or even without a car.

Based on the above criteria, a project with +/-107 unit in four stories represents the maximum allowable density (30du/acre \* 3.58 net acres). Because of early conversation with the stakeholders in Thornton, the proposed project is targeting lower maximum allowable unity density (23 DU/Acre < allowed 30 DU/Acre).



This represents a reasoned accommodation to neighbor concern and the technical challenges of a triangular infill site. At the proposed +/- 45'-4" height (50' Max), this project is not out of scale with the two story single family adjacent, or the three story multi-family structures in proximity. All told, these density height and parking numbers do not reflect a solution that is over-reaching.

While concerns about crime safety and property values are common when it comes to development, they do not bear out statistically. The AMI ranges for the proposed community place the potential target demographic as teachers, store managers, restaurant workers, etc. The proposed project is not seeking to house "the poorest of the poor" – this is not proposed to be Permanently Supportive Housing for those experiencing homelessness. There would be a small percentage of units targeting 30% AMI that would be subsidized by vouchers. This level of affordability is part of the Low Income Housing Tax Credit criteria. The cost of housing is such that school districts, non-profits, churches, and businesses are all challenged to retain employees who can afford to live in proximity to their places of employment and be members of the community. The people who will income qualify for this property are interested in the very same quality schools, sense of safety and ability to live that the current adjacent residents enjoy. Rather than a detriment to those qualities, the developer and future residents of this project are participants and champions of them.

Traffic analysis is part of the requirement of the city for development. The traffic study shows that there are some congestion problems on 128th. However it also shows that the project density would have negligible impact on volumes. As part of the development, the city would require improvements to the roadway section – adding deceleration lanes, and upgraded signaling at the intersection of East 128th Avenue and Claude Court. Therefore the development, would be a net improvement to the adjacent congestion issues, not a detriment.

The property has significant buffers from adjacent developed properties on all sides that have bearing on potential noise and light pollution. There is a 150' Railroad ROW to the east. There is an existing 100' street ROW to the south which will be expanded as the street section is improved by the development. There is a varied width buffer (Approximately 22' to 30') of City of Thornton owned property for the Signal Ditch Trail to the east. These separation distances are enhanced by proposed setbacks on the property where the closest corner of the building is over 25' from the property boundary, and the other nearest corners are over 50' and over 60' from the property boundary. The closest corner of the building is 50' from the nearest single family property line.

Code regulation for site lighting requires all light produced to be dark from the sky, and to fall off before the perimeter of the property – meaning that a project cannot produce light pollution into adjacent properties, particularly given the additional buffers that surround the site. A photometric plan that documents this will be part of the future design process.

Design parameters for noise generation and protection are measured in decibels, which is a logarithmic scale – meaning that noise level halves for every doubling of distance. The noise generated on site (mechanical, vehicular, or ambient personal) is sufficiently distanced from neighboring residences to be below typical standards of concern. The building was intentionally held back from the single family to the west, and the exterior roof deck was located on the south of the building overlooking East 128th Avenue and Claude Court. Proximity to East 128<sup>th</sup> Avenue may generate a requirement to study street noise impact for residents of the proposed building. The proposed design intentionally placed parking between the building and 128th to increase the separation distance. As the design progresses, noise criteria will be addressed through wall and window STC ratings, and given the particular proximity to a noise source being addressed.

The proposed design has intentionally drawn on aesthetics from historical precedent for agrarian architectural roots in the area, the current suburban fabric adjacent, and the context appropriate building material palette for residential construction in Thornton. These references led to a design that incorporates gable roof forms, residential single family scale massing rhythms to break down the linear length of the building, use board and batten siding, lap siding, and cast stone masonry veneer, all assembled with a Modern Farmhouse aesthetic, with focal massing to terminate the view from Claude court. Based on those criteria, including having received both non-negative and even affirming positive

# Planning Commission Communication

Page 19

PD Rezone and CSP Submittal Letter of Intent

Date:8/05/2025

Page 5

feedback at the neighborhood meetings, we do feel that the design presents an attractive and appropriate structure, acknowledging respectfully, that it may not appeal to everyone.

Sincerely,



Erik Hall, AIA

Partner

Van Tilburg, Banvard & Soderbergh Architects, AIA

1670 Broadway, Suite 2250

Denver, CO 80202

Phone: 303-775-0041

Email: ehall@vtbs.com

On behalf of

Adam Zard

Housing Developer

Maiker Housing Partners,

3033 W. 71st Avenue, Suite 1000

Westminster, CO 80030

Phone: 303-227-2075

Email: azard@maikerhp.org



CLAUDE COURT RESIDENCES  
CONCEPTUAL SITE PLAN

CASE NO. PLCSP202400438

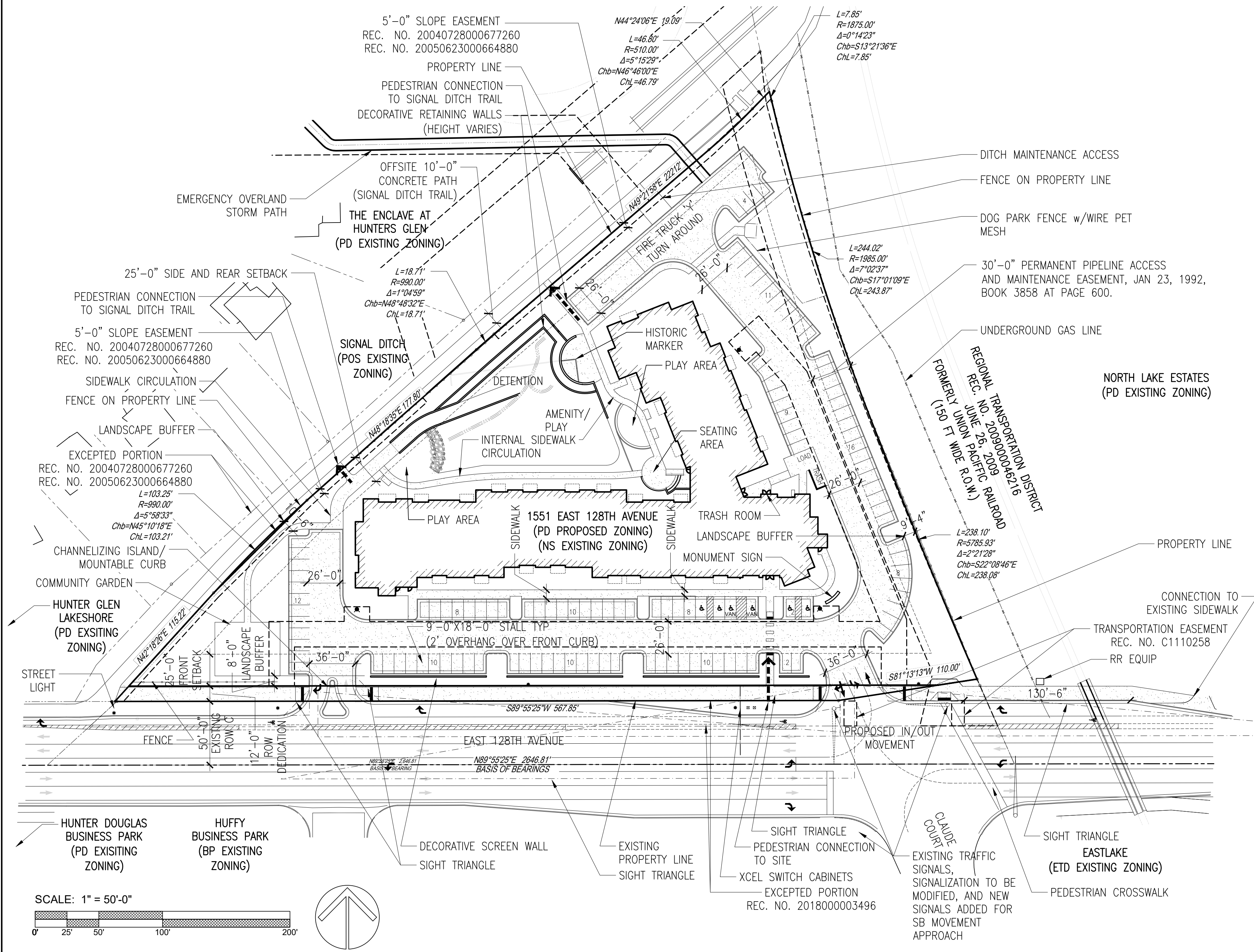
(1551 EAST 128TH AVENUE)  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

ARCH. STYLE & MATERIALS		PROJECT DIRECTORY		LEGAL DESCRIPTION																																											
<p>THE PROJECT ARCHITECTURE SHALL BE CONTEMPORARY AGRARIAN IN STYLE RELATING TO THE HISTORY OF THE SITE AND THORNTON. EACH APARTMENT WILL HAVE A BALCONY OR PATIO. MASSING WILL BE ARTICULATED WITH PLANE BREAKS AND MATERIAL TRANSITIONS AT REGULAR INTERVALS IN KEEPING WITH TRADITIONAL RESIDENTIAL ARCHITECTURAL RHYTHMS. THE EXTERIOR WILL BE FINISHED WITH CONTEXTUALLY APPROPRIATE RESIDENTIAL MATERIALS INCLUDING BOARD AND BATTEN SIDING, LAP SIDING, CEMENT PLASTER AND CAST STONE AS ACCENT MATERIALS. THE SLOPED ROOF ELEMENTS WILL BE ASPHALT SHINGLES, MAIN SLOPED ROOFING ELEMENTS ARE PITCHED AT A 12:12 SLOPE, AND A MAX. ROOF RIDGE HEIGHT OF 50 FEET IS ALLOWED.</p> <p>THE PROPOSED THREE-STORY DEVELOPMENT WILL INCLUDE AMPLE AMENITIES, BOTH INDOORS AND OUTDOORS. EXTERIOR AMENITIES INCLUDE TWO AGE SPECIFIC PLAYGROUND AREAS, A PICNIC AREA WITH GRILL AND FIRE PIT, A COMMUNITY GARDEN, ROOF DECK, AND DOG PARK. A NATURAL CONNECTION TO THE OPEN SPACE AND RECREATIONAL TRAIL IS PROVIDED ALONG THE NORTH-WEST SIDE OF THE PROPERTY. VEHICULAR ACCESS TO THE SITE IS FROM 128TH AVENUE WITH TWO PROPOSED POINTS OF ENTRY/EXIT.</p>		<p><b>OWNER:</b> Maiker Housing Partners, Inc. 3033 W. 71st Avenue Westminster, CO, 80030 (303) 227-2742 Andrew Chapin achapin@maikerhp.org</p> <p><b>ARCHITECT:</b> VAN TILBURG, BANVARD &amp; SODERBERGH, AIA 1670 BROADWAY, SUITE 2250 DENVER, CO 80202 (303) 675-0041 Erik Hall ehall@vtbs.com</p>		<p><b>CIVIL ENGINEER:</b> S.A. MIRO 4582 S. Ulster St. Pkwy., Ste. 300 Denver, Colorado 80237 (303) 741-3737 Megan Vogt mvogt@samiro.com</p> <p><b>LANDSCAPE ARCHITECT:</b> Outdoor Design Group, Inc. 5690 Webster Street Arvada, CO 80002 (303) 993-4811 Matt Corrion mcorrion@odgdesign.com</p>		<p>A PART OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING PART OF TRACTS "E" AND "F" OF HUNTERS GLEN LAKESHORE SUBDIVISION FILING NO. 1, RECORDED JUNE 8, 1984 AT RECEPTION NO. B508587, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 26; THENCE S89°50'10"E ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼ 89.99 FEET; THENCE N47°44'00"E 44.46 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 26; THENCE CONTINUING N47°44'00"E 29.64 FEET TO A POINT BEING ON THE SOUTHEASTERLY LINE OF SAID TRACT "E", SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 128TH AVENUE (50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST ¼) AS PLATTED IN HUNTERS GLEN LAKESHORE SUBDIVISION FILING NO. 1; THENCE N89°50'10"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 128TH AVENUE 32.98 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 8, THE ENCLAVE AT HUNTERS GLEN, AS PER THE PLAT THEREOF RECORDED MAY 1, 1998 AT RECEPTION NO. C0391633; THENCE ALONG THE EASTERLY LINE OF SAID LOT 8, N30°25'41"E 33.09 FEET; THENCE ALONG THE EASTERLY LINE OF LOT 8 AND LOT 7 OF SAID SUBDIVISION, N43°14'04"E 87.09 FEET; THENCE ALONG THE EASTERLY LINE OF LOTS 3 THROUGH 7 OF SAID SUBDIVISION, N48°05'58"E 623.03 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "F", SAID POINT ALSO BEING ON THE WESTERLY LINE OF A 150 FOOT WIDE RIGHT-OF-WAY BELONGING TO THE UNION PACIFIC RAILROAD COMPANY; THENCE ON AN ANGLE TO THE RIGHT OF 119°27'18" AND SOUTHERLY ALONG SAID EASTERLY LINE OF TRACT "F" AND ALONG THE WESTERLY LINE OF SAID U.P.R.R. RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,875.00 FEET, A CENTRAL ANGLE OF 01°13'24" AND AN ARC LENGTH OF 40.03 FEET; THENCE ALONG THE FOLLOWING THREE ADDITIONAL COURSES ON SAID WESTERLY LINE OF THE U.P.R.R. RIGHT-OF-WAY; 1) THENCE ON AN ANGLE TO THE RIGHT OF 00°47'20" AND SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,985.00 FEET, A CENTRAL ANGLE OF 07°00'50" AND AN ARC LENGTH OF 242.99 FEET; 2) THENCE ON AN ANGLE TO THE LEFT OF 01°08'09" AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,785.93 FEET, A CENTRAL ANGLE OF 02°25'23" AND AN ARC LENGTH OF 244.69 FEET TO A POINT OF TANGENT; 3) THENCE SOUTH 23°27'10" EAST ALONG SAID TANGENT 34.57 FEET TO A POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 26;</p> <p>THENCE N89°50'10"W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ¼ 713.02 FEET TO THE POINT OF BEGINNING,</p> <p>EXCEPT THAT PART TAKEN BY THE CITY OF THORNTON BY ORDER FOR POSSESSION RECORDED JULY 28, 2004 AT RECEPTION NO. 20040728000677260, AND STIPULATED RULE AND ORDER RECORDED JUNE 23, 2005 AT RECEPTION NO. 20050623000664880, AND</p> <p>EXCEPT THAT PART CONVEYED TO THE CITY OF THORNTON BY SPECIAL WARRANTY DEED RECORDED JANUARY 11, 2018 AT RECEPTION NO. 2018000003496.</p>																																									
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THE CITY OF THORNTON MAINTAINS THE CONCRETE SURFACE OF THE REGIONAL TRAIL; OWNER/ASSIGNS MAINTAINS THE ADJACENT LANDSCAPING AND DAY TO DAY MAINTENANCE SUCH AS SNOW REMOVAL.																																															
THE PROPOSED SITE PLAN INCLUDED IN THIS PLAN SET IS CONCEPTUAL IN NATURE. THE FINAL CIVIL SITE DESIGN FOR THE REQUIRED PUBLIC/PRIVATE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADWAY SECTIONS, SIDEWALKS, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, OTHER GENERAL INFRASTRUCTURE, ETC.) AND THE ASSOCIATED EASEMENTS AND RIGHT-OF-WAY FOR THOSE IMPROVEMENTS SHALL BE DETERMINED WITH THE DEVELOPER'S AGREEMENT, SUBDIVISION PLAT, AND CIVIL CONSTRUCTION DRAWINGS. THESE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE PUBLIC AND PRIVATE IMPROVEMENTS AND BASED UPON APPROVED MASTER PLANS APPROVED AT THE TIME OF THE RECORDATION OF THE DEVELOPER'S AGREEMENT.		<b>PUBLIC LAND DEDICATION</b>																																													
		PLD DEDICATION TO BE BASED ON ACTUAL FINAL UNIT COUNT AT TIME OF SUBDIVISION AND/OR DEVELOPMENT PERMIT.																																													
		ANTICIPATED: 81 DU X 2.86 PEOPLE / 1000 PEOPLE X 10 ACRES = 2.3166 ACRES																																													
		2.3166 ACRES X 43,560 SF/ACRE = 100,911.1SF * 1.50 = \$151,366.64																																													
<b>GENERAL NOTES</b>		<b>VICINITY MAP</b> (SCALE: 1"=600')		<b>TABLE OF CONTENTS</b>																																											
<p>THE CONCEPTUAL SITE PLAN IS INTENDED TO PROVIDE A FRAMEWORK FOR THE GENERAL DEVELOPMENT OF THE SITE AND IS NOT INTENDED TO BE A CONSTRUCTION PLAN. BUILDING FOOTPRINTS, LANDSCAPING, ARCHITECTURAL ELEVATIONS, AND SIMILAR SITE DESIGN FEATURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE AND THE FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PERMIT AND CONSTRUCTION DRAWINGS, IN ACCORDANCE WITH THE APPLICABLE ZONE DISTRICT REGULATIONS AND ANY ADDITIONAL CRITERIA ESTABLISHED IN THIS CONCEPTUAL SITE PLAN.</p> <p>THE CONCEPTUAL SITE PLAN IS INTENDED TO GUIDE ALL FUTURE SUBDIVISIONS OF THE SITE. THE PLANNING DIRECTOR OR DESIGNEE MAY ALLOW FOR MINOR ADJUSTMENTS TO THE FINAL LOT CONFIGURATION TO RESOLVE SITE DESIGN CONFLICTS DISCOVERED DURING SUBSEQUENT REVIEWS OF THE SUBDIVISION PLAT, DEVELOPMENT PERMIT, LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS. SUCH ADJUSTMENTS TO THE APPROVED CONCEPTUAL SITE PLAN MAY BE DUE TO ACTUAL SITE CONDITIONS OR UNFORESEEN TECHNICAL ISSUES INVOLVING INFRASTRUCTURE ON THE SITE, AS WELL AS OTHER RELEVANT FACTORS THAT MAY ARISE.</p>				<table><tr><td>SHEET 1 of 11</td><td>COVER SHEET</td></tr><tr><td>SHEET 2 of 11</td><td>SITE PLAN</td></tr><tr><td>SHEET 3 of 11</td><td>EXISTING CONDITIONS SURVEY</td></tr><tr><td>SHEET 4 of 11</td><td>LANDSCAPE PLAN</td></tr><tr><td>SHEET 5 of 11</td><td>CONCEPTUAL ELEVATIONS</td></tr><tr><td>SHEET 6 of 11</td><td>CONCEPTUAL ELEVATIONS</td></tr><tr><td>SHEET 7 of 11</td><td>CONCEPTUAL ELEVATIONS</td></tr><tr><td>SHEET 8 of 11</td><td>CONCEPTUAL ELEVATIONS</td></tr><tr><td>SHEET 9 of 11</td><td>CONCEPTUAL ELEVATIONS</td></tr><tr><td>SHEET 10 of 11</td><td>CONCEPTUAL ELEVATIONS</td></tr><tr><td>SHEET 11 of 11</td><td>MATERIAL BOARD</td></tr></table>		SHEET 1 of 11	COVER SHEET	SHEET 2 of 11	SITE PLAN	SHEET 3 of 11	EXISTING CONDITIONS SURVEY	SHEET 4 of 11	LANDSCAPE PLAN	SHEET 5 of 11	CONCEPTUAL ELEVATIONS	SHEET 6 of 11	CONCEPTUAL ELEVATIONS	SHEET 7 of 11	CONCEPTUAL ELEVATIONS	SHEET 8 of 11	CONCEPTUAL ELEVATIONS	SHEET 9 of 11	CONCEPTUAL ELEVATIONS	SHEET 10 of 11	CONCEPTUAL ELEVATIONS	SHEET 11 of 11	MATERIAL BOARD																				
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CLAUDE COURT RESIDENCES  
CONCEPTUAL SITE PLAN

(1551 EAST 128TH AVENUE)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



CASE NO. PLCSP202400438

LINE TYPES	
	SIDEWALK/HARDSCAPE
	LANDSCAPE AREA
	PROPERTY LINE
	EASEMENT
	SETBACK
	SIGHT TRIANGLE
	FENCE
	BUILDING PERIMETER
	ADJACENT PROPERTY LINE
	SECTION LINE
	GAS LINE

SIGNAGE, FENCING, AND SITE WALL DESIGN DETAILS TO BE APPROVED IN DEVELOPMENT PERMIT

ROW DESIGN IN ALIGNMENT WITH THE PROTECTED BIKE FACILITY STUDY THAT WAS RECENTLY COMPLETED BY THE CITY TO BE APPROVED IN DEVELOPMENT PERMIT AND CONSTRUCTION DRAWINGS.

ISSUE	DATE	DESCRIPTION
1	3/18/24	PD CSP APPLICATION
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3	4/25/25	CSP REVISED APPLICATION
4	6/27/25	CSP REVISED APPLICATION
5	8/5/25	CSP REVISED APPLICATION

SUITE 2250, 1670 BROADWAY  
DENVER, CO 80202

VAN TILBURG, BANVARD & SODERBERGH, AIA  
ARCHITECTURE \* PLANNING \* URBAN DESIGN  
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## LEGEND:

- CURB AND GUTTER
- SIDEWALK
- WALL
- FENCE
- SIGN
- LIGHT
- TREE
- MINOR CONTOURS
- MAJOR CONTOURS
- SPOT ELEVATION
- CABLE TV LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- OVERHEAD
- ELECTRICAL LINE
- FIBER OPTIC LINE
- GAS LINE
- TELEPHONE LINE
- IRRIGATION LINE
- RAW WATER LINE
- SANITARY SEWER LINE
- STEAM LINE
- STORM SEWER LINE
- WATER LINE
- EASEMENT
- INLET
- CLEANOUT
- FIRE HYDRANT
- VALVE
- PEDESTAL
- MANHOLES

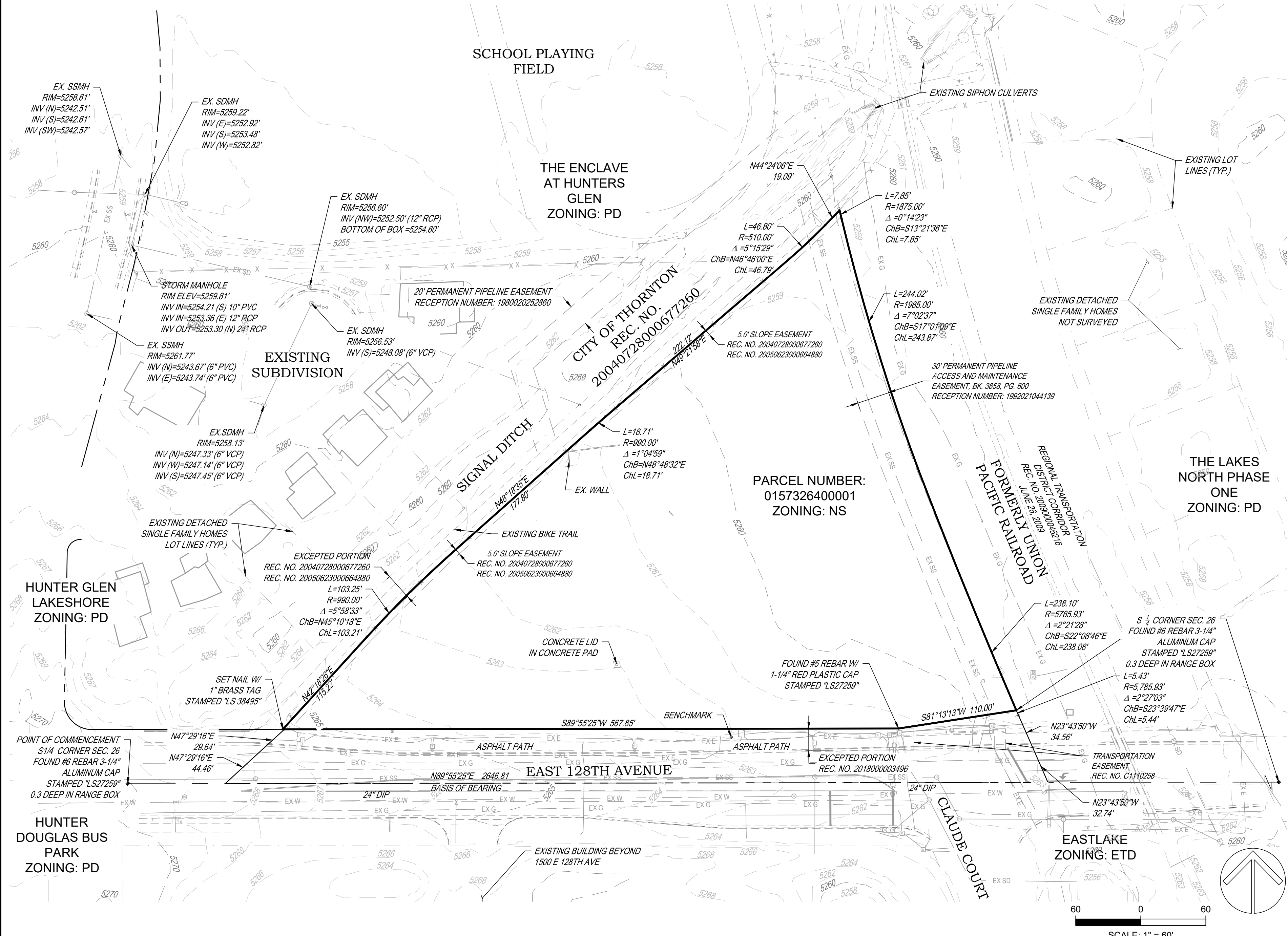
ISSUE	DATE	DESCRIPTION
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3	5/2/25	CSP REVISED APPLICATION
4	06/27/25	CSP REVISED APPLICATION
5	08/05/25	CSP REVISED APPLICATION

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EXISTING CONDITIONS SURVEY

SHEET 3 OF 11







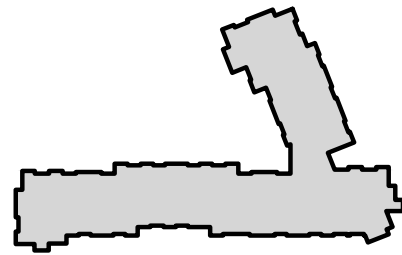
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CASE NO. PLCSP202400438

ELEVATION KEYNOTE LEGEND #

1. CEMENT PANEL BOARD – STUCCO FINISH  
COLOR 1a: OFF WHITE  
COLOR 1b: GRAY
2. CEMENTITIOUS LAP SIDING  
COLOR 2a: MEDIUM BROWN  
TRIM COLOR 2b: DARK GRAY
3. CEMENTITIOUS BOARD & BATTEN VERTICAL SIDING  
COLOR: OFF WHITE
4. GROUND FACE CMU BLOCK  
COLOR: GRAY/TAN
5. MANUFACTURED STONE VENEER  
COLOR: GRAY/TAN
6. FACTORY FINISH CAP FLASHING, GUTTER & DOWNSPOUT  
COLOR: DARK GRAY
7. ASPHALT COMPOSITE SHINGLE  
COLOR: GRAY
8. FIBERGLASS BALCONY DOOR
9. ALUMINUM STOREFRONT  
COLOR: DARK GRAY
10. HOLLOW CORE STEEL DOOR  
COLOR: DARK GRAY
11. VINYL WINDOW  
COLOR: DARK GRAY
12. 42" METAL GUARD RAIL, PAINTED  
COLOR: DARK GRAY
13. METAL SHADE STRUCTURE, PAINTED  
COLOR: DARK GRAY



KEYPLAN

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CONCEPTUAL ELEVATIONS – A5

SHEET 5 of 11

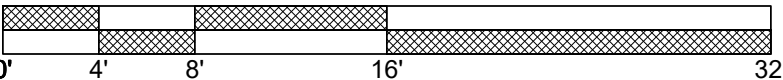


2. (SOUTH) FRONT ELEVATION



1. (SOUTH) FRONT ELEVATION

SCALE: 1/8" = 1'-0"





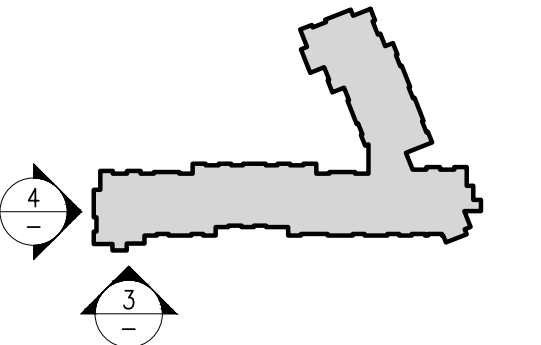
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CONCEPTUAL ELEVATIONS –A6

SHEET 6 of 11

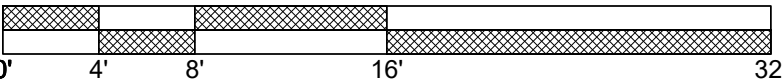


4. WEST ELEVATION



3. (SOUTH) FRONT ELEVATION

SCALE: 1/8" = 1'-0"





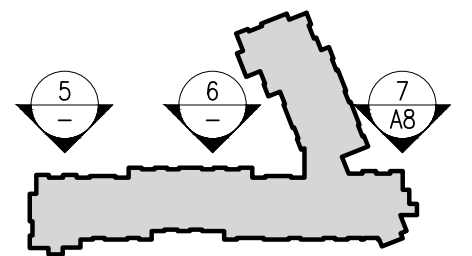
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ISSUE	DATE	DESCRIPTION
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2	9/27/24	CSP REVISED APPLICATION
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4	6/27/25	CSP REVISED APPLICATION
5	8/5/25	CSP REVISED APPLICATION

SUITE 2250, 1670 BROADWAY  
DENVER, CO 80202

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CONCEPTUAL ELEVATIONS – A7

SHEET 7 of 11

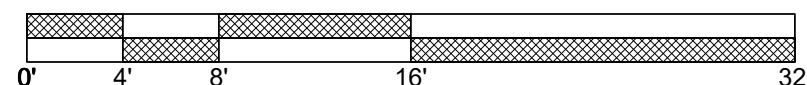


6. NORTH ELEVATION



5. NORTH ELEVATION

SCALE: 1/8" = 1'-0"





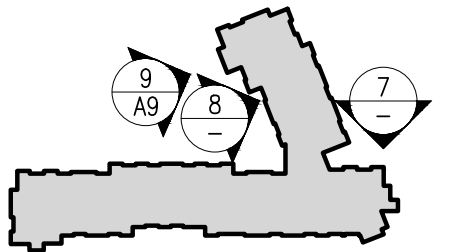
# CLAUDE COURT RESIDENCES CONCEPTUAL SITE PLAN

(1551 EAST 128TH AVENUE)  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PLCSP202400438

## ELEVATION KEYNOTE LEGEND #

1. CEMENT PANEL BOARD – STUCCO FINISH  
COLOR 1a: OFF WHITE  
COLOR 1b: GRAY
2. CEMENTITIOUS LAP SIDING  
COLOR 2a: MEDIUM BROWN  
TRIM COLOR 2b: DARK GRAY
3. CEMENTITIOUS BOARD & BATTEN VERTICAL SIDING  
COLOR: OFF WHITE
4. GROUND FACE CMU BLOCK  
COLOR: GRAY/TAN
5. MANUFACTURED STONE VENEER  
COLOR: GRAY/TAN
6. FACTORY FINISH CAP FLASHING, GUTTER & DOWNSPOUT  
COLOR: DARK GRAY
7. ASPHALT COMPOSITE SHINGLE  
COLOR: GRAY
8. FIBERGLASS BALCONY DOOR
9. ALUMINUM STOREFRONT  
COLOR: DARK GRAY
10. HOLLOW CORE STEEL DOOR  
COLOR: DARK GRAY
11. VINYL WINDOW  
COLOR: DARK GRAY
12. 42" METAL GUARD RAIL, PAINTED  
COLOR: DARK GRAY
13. METAL SHADE STRUCTURE, PAINTED  
COLOR: DARK GRAY



## KEYPLAN



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CONCEPTUAL ELEVATIONS – A8

SHEET 8 of 11

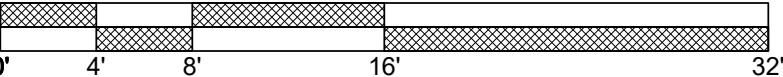


8. WEST ELEVATION



7. NORTH ELEVATION

SCALE: 1/8" = 1'-0"





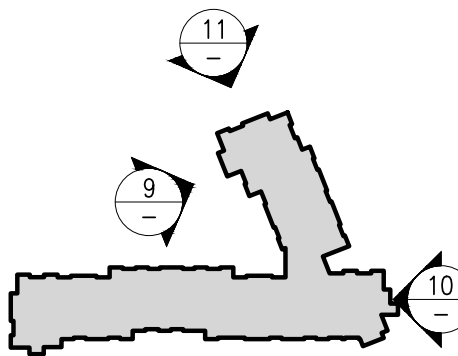
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CONCEPTUAL ELEVATIONS – A9

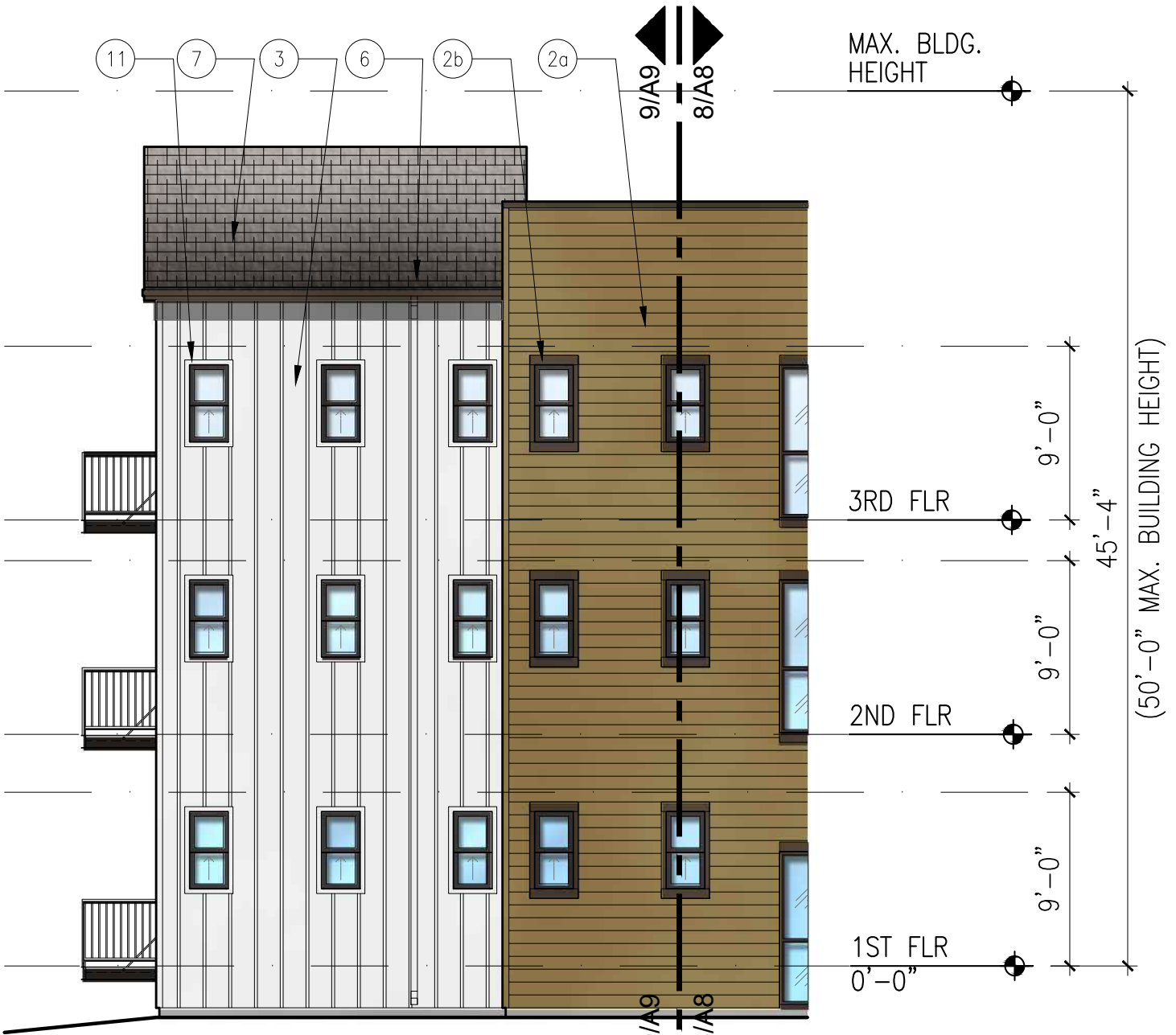
SHEET 9 of 11



11. NORTH ELEVATION

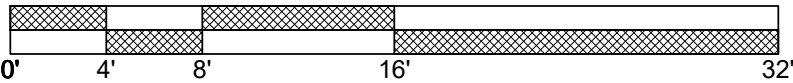


10. EAST ELEVATION



9. WEST ELEVATION

SCALE: 1/8" = 1'-0"





# CLAUDE COURT RESIDENCES CONCEPTUAL SITE PLAN

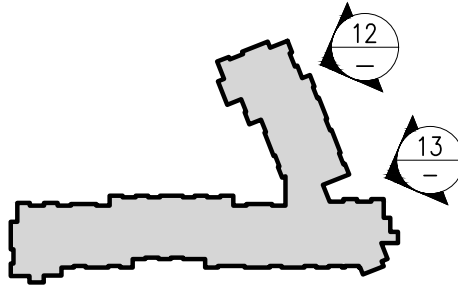
(1551 EAST 128TH AVENUE)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PLCSP202400438

## ELEVATION KEYNOTE LEGEND #

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COLOR: OFF WHITE
4. GROUND FACE CMU BLOCK  
COLOR: GREY/TAN
5. MANUFACTURED STONE VENEER  
COLOR: GRAY/TAN
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13. METAL SHADE STRUCTURE, PAINTED  
COLOR: DARK GRAY



## KEYPLAN

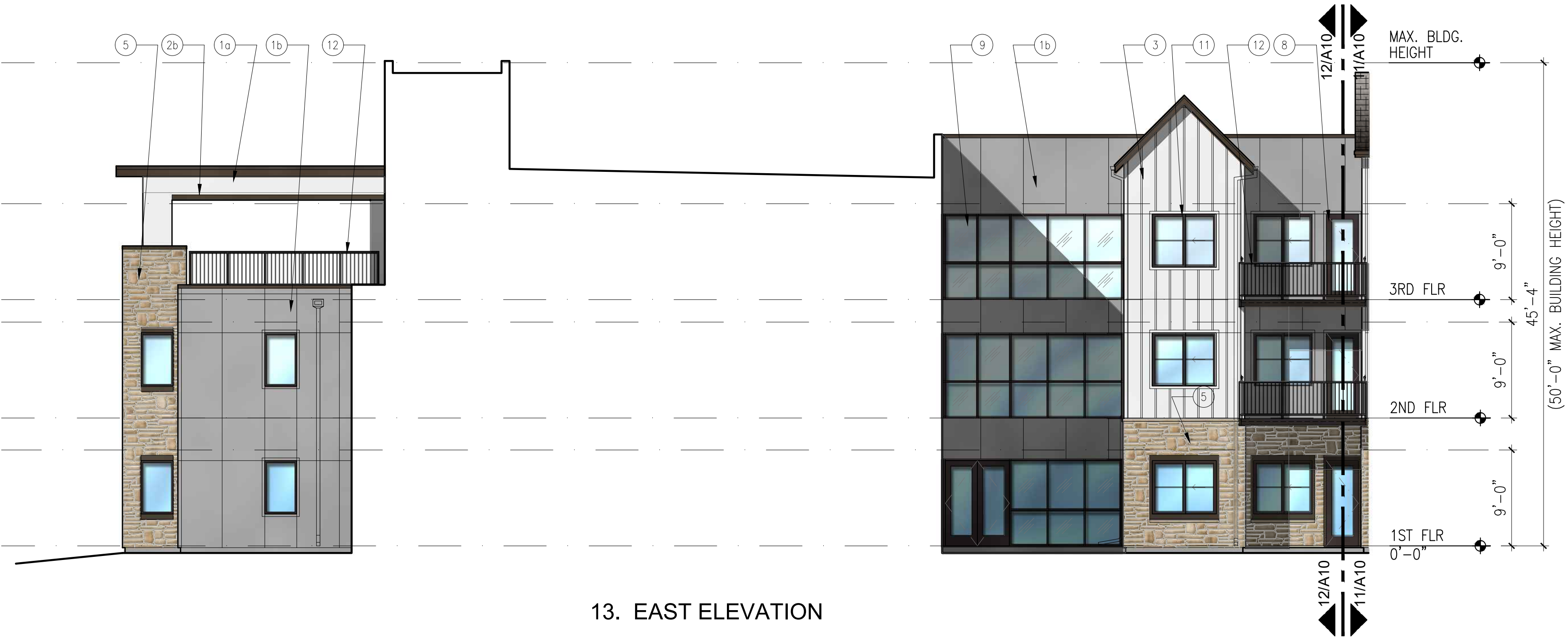
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CONCEPTUAL ELEVATIONS – A10

SHEET 10 of 11

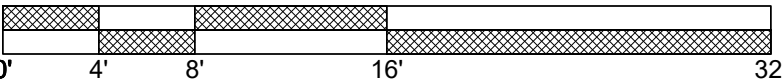


13. EAST ELEVATION



12. EAST ELEVATION

SCALE: 1/8" = 1'-0"

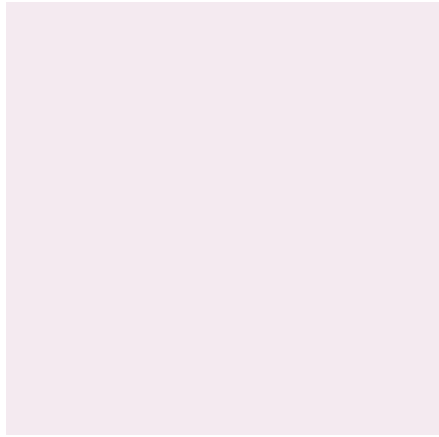




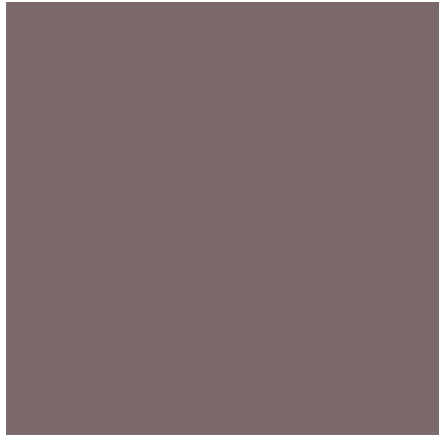
CLAUDE COURT RESIDENCES  
CONCEPTUAL SITE PLAN

(1551 EAST 128TH AVENUE)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



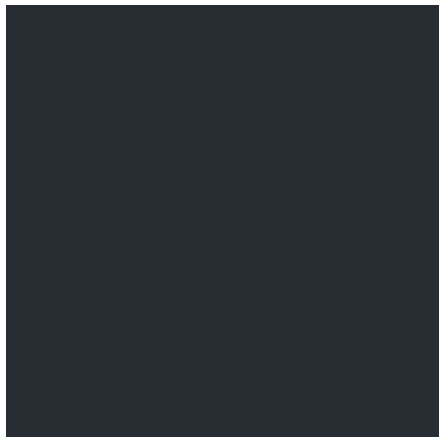
OFF WHITE  
(CEMENTITIOUS PANEL, BOARD  
& BATTEN VERTICAL SIDING)



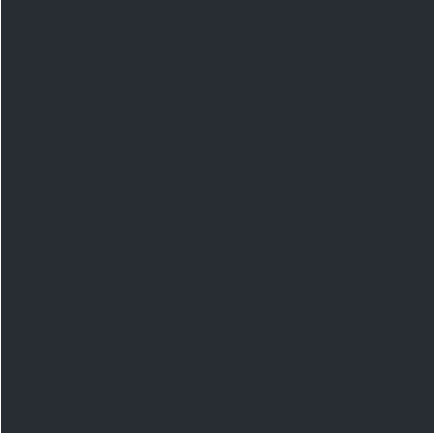
GRAY  
(CEMENTITIOUS PANEL  
SIDING)



MEDIUM BROWN  
(CEMENTITIOUS LAP SIDING)



DARK GRAY  
(CEMENTITIOUS TRIM &  
VINYL WINDOWS)

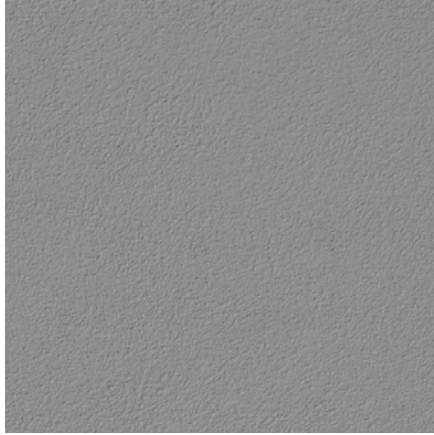


DARK GRAY  
(METAL RAILING & SHADE  
STRUCTURE)



THIS IS A CONCEPTUAL RENDERING. THE PLANTINGS SHOWN ARE AN ARTISTIC IMPRESSION AND DO NOT REPRESENT THE FINAL LANDSCAPE DESIGN LAYOUT AND/OR PLANT SPECIES.

RENDERING



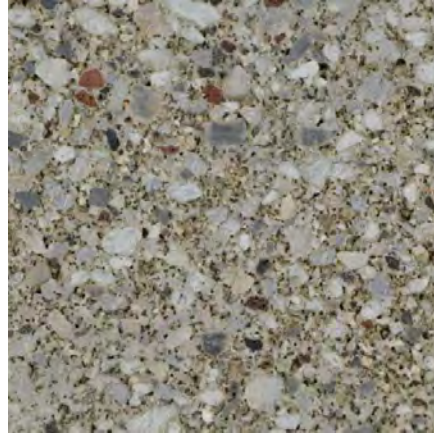
CEMENT PANEL BOARD -  
STUCCO FINISH



CEMENTITIOUS LAP SIDING



CEMENTITIOUS BOARD &  
BATTEN VERTICAL SIDING



GROUND FACE CMU BLOCK



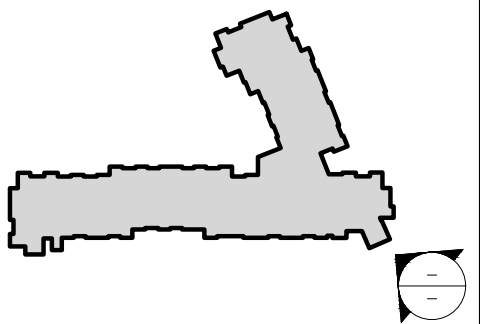
MANUFACTURED STONE  
VENEER



ASPHALT COMPOSITE  
SHINGLE

REPRESENTATIVE MATERIAL AND COLOR PALETTE

CASE NO. PLCSP202400438



KEYPLAN

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MATERIAL BOARD

SHEET 11 of 11



INTRODUCED BY: \_\_\_\_\_  
NO: PLCSP202400438

## **RESOLUTION**

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A CONCEPTUAL SITE PLAN FOR A RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 3.7 ACRES OF LAND GENERALLY LOCATED NORTH OF EAST 128<sup>TH</sup> AVENUE BETWEEN CLAUDE COURT AND LAFAYETTE STREET AT 1551 EAST 128<sup>TH</sup> AVENUE PURSUANT TO CHAPTER 18 OF THE THORNTON CITY CODE (1551 E 128<sup>TH</sup> AVENUE - MAIKER HOUSING – CASE NO. PLCSP202400438).

WHEREAS, Maiker Housing Partners is the owner and developer (“Owner”) of certain real property within the City of Thornton (“City”), described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Owner has submitted to the City an application (“Application”) for consideration of a Conceptual Site Plan (“CSP”) amendment pursuant to Section 18-43 of the Thornton City Code (“Code”); and

WHEREAS, the Application is consistent with the goals and desires of the City, provides for orderly growth within the City, and provides for a beneficial and efficient use of the Property; and

WHEREAS, the Application, CSP, and all supporting documents are hereby incorporated as if fully set forth herein; and

WHEREAS, the Application is a matter of public record in the custody of the City Development Department and is available for public inspection during business hours of the City; and

WHEREAS, on August 19, 2025, a public hearing was conducted before the Planning Commission on the Application, pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Code. The Planning Commission considered: the evidence presented in support of and in opposition to the application, the applicable zoning requirements, the City’s Comprehensive Plan, staff recommendations, and has considered the record before it and given appropriate weight to the evidence.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. That the Owner and the City have complied with the provisions of Section 18-43 of the Code pertaining to CSP applications as follows:
  - a. The Applicant has held all required neighborhood meetings and all required public notices have been provided.



- b. The proposed project is consistent with the Comprehensive Plan and all requirements of Chapter 18 of the Thornton City Code.
  - c. The proposed project is consistent with current zoning or an existing application for a Zoning Amendment on the Property.
  - d. The CSP is in compliance with all applicable use, development, and design standards set forth in the City Code.
  - e. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.
  - f. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening, and buffering that has been provided to minimize impacts to adjacent uses.
- 2. That the Planning Commission does recommend approval of Case Number PLCSP202400438 to the Thornton City Council.
  - 3. Applicant and/or Owner are bound by all statements and representations made by either on the record at the Public Hearing.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 19<sup>th</sup> day of August 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

\_\_\_\_\_  
Rahem Mulatu, Chairperson Signature

ATTEST:

\_\_\_\_\_  
Recording Secretary Signature

EXHIBIT A

A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING PART OF TRACTS "E" AND "F" OF HUNTERS GLEN LAKESHORE SUBDIVISION FILING NO. 1, RECORDED JUNE 8, 1984 AT RECEPTION NO. B508587, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 26;

THENCE S89°50'10"E ALONG THE SOUTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  89.99 FEET;

THENCE N47°44'00"E 44.46 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 26;

THENCE CONTINUING N47°44'00"E 29.64 FEET TO A POINT BEING ON THE SOUTHEASTERLY LINE OF SAID TRACT "E", SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 128TH AVENUE (50.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$ ) AS PLATTED IN HUNTERS GLEN LAKESHORE SUBDIVISION FILING NO. 1;

THENCE N89°50'10"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 128TH AVENUE 32.98 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 8, THE ENCLAVE AT HUNTERS GLEN, AS PER THE PLAT THEREOF RECORDED MAY 1, 1998 AT RECEPTION NO. C0391633;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 8, N30°25'41"E 33.09 FEET;

THENCE ALONG THE EASTERLY LINE OF LOT 8 AND LOT 7 OF SAID SUBDIVISION, N43°14'04"E 87.09 FEET;

THENCE ALONG THE EASTERLY LINE OF LOTS 3 THROUGH 7 OF SAID SUBDIVISION, N48°05'58"E 623.03 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "F", SAID POINT ALSO BEING ON THE WESTERLY LINE OF A 150 FOOT WIDE RIGHT-OF-WAY BELONGING TO THE UNION PACIFIC RAILROAD COMPANY;

THENCE ON AN ANGLE TO THE RIGHT OF 119°27'18" AND SOUTHERLY ALONG SAID EASTERLY LINE OF TRACT "F" AND ALONG THE WESTERLY LINE OF SAID U.P.R.R. RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,875.00 FEET, A CENTRAL ANGLE OF 01°13'24" AND AN ARC LENGTH OF 40.03 FEET;



THENCE ALONG THE FOLLOWING THREE ADDITIONAL COURSES ON SAID WESTERLY LINE OF THE U.P.R.R. RIGHT-OF-WAY;

1) THENCE ON AN ANGLE TO THE RIGHT OF  $00^{\circ}47'20''$  AND SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,985.00 FEET, A CENTRAL ANGLE OF  $07^{\circ}00'50''$  AND AN ARC LENGTH OF 242.99 FEET;

2) THENCE ON AN ANGLE TO THE LEFT OF  $01^{\circ}08'09''$  AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,785.93 FEET, A CENTRAL ANGLE OF  $02^{\circ}25'23''$  AND AN ARC LENGTH OF 244.69 FEET TO A POINT OF TANGENT;

3) THENCE SOUTH  $23^{\circ}27'10''$  EAST ALONG SAID TANGENT 34.57 FEET TO A POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 26;

THENCE  $N89^{\circ}50'10''W$  PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST  $\frac{1}{4}$  713.02 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PART TAKEN BY THE CITY OF THORNTON BY ORDER FOR POSSESSION RECORDED JULY 28, 2004 AT RECEPTION NO. 20040728000677260, AND STIPULATED RULE AND ORDER RECORDED JUNE 23, 2005 AT RECEPTION NO. 20050623000664880, AND

EXCEPT THAT PART CONVEYED TO THE CITY OF THORNTON BY SPECIAL WARRANTY DEED RECORDED JANUARY 11, 2018 AT RECEPTION NO. 2018000003496.

CONTAINING 163,122 SQUARE FEET OR 3.745 ACRES.