



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

Located in City Hall Council Chambers or Zoom Virtual Meeting
July 15, 2025
6:00 p.m.

1. CALL TO ORDER
2. ROLL CALL OF PLANNING COMMISSION
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – July 1, 2025
5. PUBLIC HEARINGS
 - A. PLZ202401710: Resolution concerning a Zoning Amendment to amend the previously approve Planned Development for the Parterre Subdivision, allowing the recreations center with Planning Area 1A to be relocated to south E-470 (Parterre Subdivision Amendment Number 1).
6. STAFF REPORTS/PRESENTATIONS - None
7. OTHER MATTERS
 - A. Upcoming meetings:
 - i. Next meeting is scheduled for Tuesday, August 19, 2025.
 - ii. National Night Out is August 5, 2025.
8. ADJOURNMENT

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

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 1, 2025**

ROLL CALL: Those present were Chair Rahem Mulatu; Vice-Chair Andrew Bryant and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, and Stephen Butler.
Absent/Excused – Commissioners Phillips and Brandon

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Lori Hight, Senior Planner; Karen Widomski, Long Range Planning Manager, Kyle Kearns, Senior 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 BRYANT AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE AGENDA WITH AN AMENDMENT TO ADD ITEM 7B. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER BUTLER TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY WITH COMMISSIONERS TOMPKINS AND STUTZ ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

- A. Resolution for Development Code Repeal and Reenactment and Adoption of New Official Zoning Map.

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.

Ms. Widomski was the presenter for the Development Code Repeal and Reenactment and Adoption of New Official Zoning Map. Ms. Widomski 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*. Ms. Widomski presented slides and information on the proposed changes.

Ms. Widomski recommended the approval of the resolution.

The floor was opened to the public at 6:54 p.m.

Sarah Wolski, 1460 East 128th Court, was sworn in at this time. Ms. Wolski stated concerns about the current Development code document being difficult to read, and changes to the minimum lot size, setbacks, building height and lot coverage.

Kevin Orca, 1981 East 129th Drive, was sworn in at this time. Mr. Orca stated that he appreciated the commissioners understanding the importance of including public comment.

James Weigel, 2 Avocet Circle, was sworn in at this time. Mr. Weigel stated concerns about not seeing a clear chapter in the development code regarding the public's involvement. He would like to know if these changes solve the problem of the public being involved in the decision-making process.

Annika Lanning 1450 East 128th Court, was sworn in at this time. Ms. Lanning stated her concerns on the administrative process for the preliminary plan, reduced setbacks, traffic density and concerns that changes will make transparency difficult.

Madeline Gore, 9824 Orangewood Drive, was sworn in at this time. Ms. Gore stated concerns on incentivizing developers and would like to see opportunities for affordable housing.

Ms. Hight addressed public comments. Ms. Widomski also provided additional insight regarding the Comprehensive Plan. Mr. Kearns provided additional information regarding traffic and parking.

The floor closed to further testimony at 7:22 p.m. and reopened at 7:25 p.m.

Commissioners addressed additional questions regarding the current process to notify the public about upcoming developments.

The floor was closed to further testimony at 7:38 p.m.

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER BUTLER TO APPROVE ALTERNATIVE 2 RESOLUTION WITH AN AMENDMENT TO RETAIN THE PRELIMINARY PLAN PROCESS AS A PUBLIC HEARING.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-0.

The public hearing was closed at 7:45 p.m.

STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

Commissioner Anna Sparks has resigned her position as of June 15, 2025.

Ms. Whitney and Mr. Campbell notified the Commission that a Charter School has notified the city of a proposed development that falls under certain criteria that it is not required to go through the local Planning Commission, as it will be governed solely by the state. However, the Commission can request a site development plan for review within 10 days of receiving notification from the school. Ms. Whitney asked if the Commission would like to delegate their authority to request a site plan.

MOTION WAS MADE BY COMMISSIONER STUTZ AND SECONDED BY COMMISSIONER BUTLER TO DELEGATE THE PLANNING COMMISSION THE ABILITY TO REQUEST A SITE PLAN FROM THE CHARTER SCHOOL.

MOTION PASSED 6-0

Next meeting is scheduled for Tuesday, July 15, 2025. We anticipate at least one public hearing item

THE MEETING WAS ADJOURNED AT 8:00 P.M.



PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Rahem Mulatu, Chairperson Signature

ATTEST:

Recording Secretary Signature

PLANNING COMMISSION COMMUNICATION

Meeting Date: July 15, 2025	Agenda Item: 5) A.	Agenda Location: PUBLIC HEARINGS	Legal Review: 
Subject: A resolution concerning a Zoning Amendment to amend the previously approved Planned Development (PD) for the Parterre Subdivision, allowing the recreation center within Planning Area 1A to be relocated south of E-470 (Parterre Subdivision Amendment No. 1)			
Recommended by: Warren Campbell, Current Planning Manager  Presenter(s): Collin Wahab, Principal Planner			

SYNOPSIS:

Parterre is an existing 798.97-acre Planned Development (PD) with associated PD Standards and Overall Development Plan (ODP), both of which were approved in 2020. Due to the scale of the development, several planning areas were created in the ODP, each of which require approval of a Conceptual Site Plan (CSP) prior to the development of the site.

The proposed Zoning Amendment includes a minor change to the PD Standards as well as the design of the previously approved ODP/CSP. The proposed amendments would allow the recreation center within Planning Area 1A to be relocated south of E-470. The 3.5 acres currently designated for the recreation center is proposed to be replaced with eight single-family detached homes and a 2.5-acre park.

RECOMMENDATION:

Staff recommends Alternative Number 1, to recommend approval of the Zoning Amendment along with associated PD Standards and ODP/CSP to City Council.

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, no material changes to the City's ongoing financial position compared to the current model is anticipated.

ALTERNATIVES:

1. Approve the resolution recommending approval of the Zoning Amendment along with associated PD Standards and ODP/CSP.
2. Deny the resolution recommending approval Zoning Amendment along with associated PD Standards and ODP/CSP.
3. Revise the resolution recommending approval Zoning Amendment along with associated PD Standards and ODP/CSP in response to specific Planning Commission direction.

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4. Continue the Public Hearing.

BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):

As outlined in Attachment 10, the proposed amendment reflects a shift from age-restricted housing to general residential use in Planning Area 1A, which eliminates the need for two recreation centers on the north side of E-470. The recreation center proposed within Planning Area 2C will remain. Rather than removing this amenity, the proposal relocates the recreation center to one of the Planning Areas on the south side of E-470 to better serve residents in that area. The existing 3.5-acre site originally designated for the recreation center is proposed to be redeveloped with eight single-family detached lots and a 2.5-acre public park, supporting more efficient land use while maintaining community amenities. The increased requirement for public land dedication resulting from the additional homes will be accommodated by the proposed park. The amendment preserves the community's innovative design, walkable layout, and high-quality development standards, ensuring continued alignment with the City's land use goals and regional growth patterns.

Drainage:

Development Engineering reviewed the preliminary drainage plan for the proposal and determined the proposed Zoning Amendment is not anticipated to substantially change the development. Runoff generated by the additional homes will convey to the adjacent street and into the detention pond proposed by the existing development. Any increase in runoff generated by this Zoning Amendment will be accounted for in the construction drawings.

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 increased sanitary sewer flows for the development. The Water Impact Statement considers water supply and distribution. The annual water demand for this proposal is estimated at 9.6 acre-feet / year and the City's existing infrastructure has the ability 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 study was not completed for the amendment due to the minor trip generation resulting from the change in proposed land use. However, the application includes a traffic conformance letter summarizing the morning and evening peak hour trips anticipated to be generated by the development as well as providing an updated level-of-service analysis from the Parterre Master Traffic Study. The letter indicates 215 morning peak hour trips, and 277 evening peak hour trips are anticipated to be generated by the development. This reflects an increase of 130 trips for the morning peak hour and an increase of 170 trips for the evening peak hour as a result of the proposed amendment. It shows that all intersections and accesses at and adjacent to the development are projected to operate at level-of-service C or better in the short-term and long-term, with the exception of the development's access on Holly Street. The westbound to southbound left turn movement at this intersection is expected to operate at level-of-service F in the evening peak hour in the long-term horizon. This is projected to be a low volume movement. It is not uncommon for low volume stop-controlled movements approaching arterial roads to experience a similar level-of-

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service. No additional roadway improvements are proposed to be constructed with the amendment.

Police Services:

A Police Services Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 4 of this communication. It is projected that the relocation of the planned recreation center would have a low impact on police services in the area, and that the impact of the 8 single-family homes and 2.5-acre park would also be low.

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 eight additional single-family houses would have a minimal effect on fire service demands. Additionally, the area will benefit from a quicker response time due to its proximity to Station 8 (0.7 miles), which is significantly closer than Station 75 (2.3 miles). There is no previous call history for this specific area, as the land was previously undeveloped.

Development Code Compliance:

The proposed Zoning Amendment and associated ODP/CSP and PD Standards comply with the criteria pertaining to the establishment of a PD Zoning District as required in Section 18-42(e) 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.

The proposed PD Zoning Amendment is compatible with the existing and surrounding development, as it maintains the current housing types allowed in the existing PD and relocates one of the two recreation centers to the south side of the community to better serve residents in that area. The enhanced design standards established in the existing PD will ensure high-quality development, compatible with the design elements of surrounding residential development.

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.

The proposed PD Zoning Amendment will not adversely impact public health, safety, or welfare. The removal of age-restricted residential units from Planning Area 1A eliminates the need for a second recreation center north of E-470. Instead of removing the amenity entirely, the applicant proposes relocating the recreation center south of E-470. The original site will be repurposed as a park and eight additional homes, promoting a more efficient and balanced use of land.

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

The proposed PD Zoning Amendment is consistent with the Future Land Use designation of Regional Mixed-Use (RMU), Mixed Residential Neighborhood (MRN), and Single-Family Neighborhoods (SFN). The proposed changes are minor in nature and do not alter the original intent or unique design of the approved development.

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- a. 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.
- b. Policy QDN 3.2 - High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.
- c. Policy QDN 3.3 - Community Amenities. Encourage the integration of various facilities and services such as recreational amenities, community gardens, community gathering spaces, etc. that promote more engagement between residents and establish a stronger sense of community.
- d. Policy QDN 3.4 - Mix of Housing. Discourage the creation of new neighborhoods that are dominated by a single type of home or dwelling unit. To the extent feasible, align the mix of housing options provided in new neighborhoods to address the housing gaps that exist in the surrounding area.
- e. Policy QDN 4.3 - Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements.
- f. Policy EV 3.2 - Mixed-Use Centers. Promote the development and maintenance of healthy, sustainable, and viable commercial and mixed-use centers over time. Ensure that proactive investments and strategies are implemented to support the long-term vibrancy and viability of these centers.

4. The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations of City Code Sections 18-186 to 18-197.

The proposed PD Zoning Amendment does not substantially modify the existing PD, which was designed to allow for a mix of uses, densities, and site design that would not be feasible under standard zoning districts.

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.

Parterre is an integrated master planned community built upon traditional neighborhood design and New Urbanist elements, which include walkable streets, housing and shopping in close proximity, and accessible public spaces which could not be developed under current City Code. Enhanced commercial and residential architectural standards, subdivision and site design, landscaping, public recreation amenities and the integration of land uses will help create a high-quality setting that will be unique to the City. The proposed amendment does not diminish the unique and innovative qualities of the original PD.

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.

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Growth and other development factors in the community support the proposed PD Zoning Amendment. The Parterre community is located in an area experiencing continued residential and infrastructure growth, including nearby approved developments, roadway improvements, and utility extensions. The proposed amendment reflects evolving community needs while maintaining the original intent and high-quality design of the PD.

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 to serve the project. This includes water and sewer facilities, stormwater detention, and public roadways and sidewalks.

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

The proposed PD Zoning Amendment provides for an appropriate use of the property by preserving the original vision of a high-quality, mixed-use, master-planned community while responding to current development needs. The amendment retains the existing mix of residential, and recreation uses, maintains compatibility with surrounding land uses, and supports more efficient land use by relocating the second recreation center to better serve residents south of E-470.

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 Zoning Amendment is consistent with the Future Land Use designation of Regional Mixed-Use (RMU), Mixed Residential Neighborhood (MRN), and Single-Family Neighborhoods (SFN). The proposed changes are minor in nature and do not alter the original intent or unique design of the approved development.

a. 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.

b. Policy QDN 3.2 - High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.

c. Policy QDN 3.3 - Community Amenities. Encourage the integration of various facilities and services such as recreational amenities, community gardens, community gathering spaces, etc. that promote more engagement between residents and establish a stronger sense of community.

d. Policy QDN 3.4 - Mix of Housing. Discourage the creation of new neighborhoods that are dominated by a single type of home or dwelling unit. To the extent feasible, align the mix of housing options provided in new neighborhoods to address the housing gaps that exist in the surrounding area.

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e. Policy QDN 4.3 - Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements.

f. Policy EV 3.2 - Mixed-Use Centers. Promote the development and maintenance of healthy, sustainable, and viable commercial and mixed-use centers over time. Ensure that proactive investments and strategies are implemented to support the long-term vibrancy and viability of these centers.

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

The proposed PD Zoning Amendment is compatible with the existing and surrounding development, as it maintains the current housing types allowed in the existing PD and relocated one of the two recreation centers to the south side of the community to better serve residents in that area. The enhanced design standards established in the existing PD will ensure high-quality development, compatible with the design elements of surrounding residential development.

In addition to the criteria used for the establishment of a PD Zoning District, City Council may consider the following criteria 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 Mixed Residential Neighborhood (MRN) and Single Family Neighborhoods (SFN) by accommodating a thoughtful, well integrated mix of uses including several types of residential products. The densities of these residential areas satisfy the direction provided in the Comprehensive Plan. In addition, the proposed PD District helps accomplish the following policies of the Comprehensive Plan:

a. 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.

b. Policy QDN 3.2 – High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.

c. Policy QDN 3.3 – Community Amenities. Encourage the integration of various facilities and services such as recreational amenities, community gardens, community gathering spaces, etc. that promote more engagement between residents and establish a stronger sense of community.

d. Policy QDN 3.4 – Mix of Housing. Discourage the creation of new neighborhoods that are dominated by a single type of home or dwelling unit. To the extent feasible, align the mix of housing options provided in new neighborhoods to address the housing gaps that exist in the surrounding area.

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e. Policy QDN 4.3 – Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements.

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 included in the proposed Zoning Amendment and upon approval will be consistent with the PD zoning designation on 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 is in compliance with all applicable use, development, and design standards including subdivision, circulation, pedestrian connectivity, landscape, setback, and parks and open space 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 provided in the impact statements which are attached to this communication, facilities and services exist or will be provided by the developer to serve the project, including public roadway and traffic improvements, sewer facilities, stormwater detention, and sidewalks.

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.

The proposed residential development is compatible with adjacent residential uses. The proposed improvements which promote compatibility is the increased landscaping standards, a masonry wall along the perimeter of the site, parks and open space facilities, trail connections, and pedestrian connections.

HISTORY:

The property was annexed by Ordinance 3057 on June 9, 2008, and subsequently zoned Planned Development by Ordinance 2058.

A resolution approving the Service Plan for Parterre Metropolitan Districts 1-8 as well as the Intergovernmental Agreement was approved by Resolution C.D. No. 2008-138 on August 26, 2008.

A resolution approving the First Amendment to the Service Plan for the Parterre Metropolitan Districts 1-8 was approved by Resolution C.D. No. 2011-025 on March 8, 2011.

A subdivision plat, which subdivided the property into 36 Tracts in accordance to the approved ODP, was recorded on May 4, 2011

An ordinance approving an amended Parterre Planned Development Zoning including revised PD

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Standards and an ODP/CSP was approved by Council after second and final reading on February 24, 2021.

A resolution approving the first amended and restated service plan and restated intergovernmental agreement for Parterre Metropolitan District Nos. 1-8 was approved by Council on February 23, 2021.

An administrative amendment to the Zoning Documents was approved by staff in accordance with the PD standards and Chapter 18 of the Code on December 16, 2022, to make several minor adjustments to the approved ODP/CSP and PD Standards.

PUBLIC NOTICE AND RESPONSE:

Public Notification:

A notice of the Public Hearing was advertised on the City's website on June 25, 2025, and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center on, and the Trail Winds Recreation Center on June 26, 2025. All property owners within 1,500 feet of the subject site were sent notice of the Public Hearing 10 days prior to July 15, 2025. Notification of the City Council Hearing was posted on the property for 10 days prior to the July 15, 2025, Public Hearing.

Public Response:

A neighborhood meeting was held on January 23, 2025, to discuss the proposed Zoning Amendment with nearby residents. The meeting took place at Horizon High School and offered an online attendance option via Zoom. The notice area included approximately 1,300 property owners, and there were approximately 40 participants at the meeting.

At the meeting, comments were provided regarding the need for Highway 7 (160th Ave.) to be improved to match the timing of all the additional traffic created by Parterre and other newer developments. There were questions regarding the planning for emergency evacuation scenarios. Additionally, several comments were focused on the impact of the construction work currently undergoing on Quebec Street. The development team indicated they would speak to the contractors about the use of air brakes to decelerate, the positioning of construction vehicles in sight lines for turning movements, and general safety and neighborly operation.

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: PD Standards Attachment 10: ODP/CSP

Attachment 1

Financial Evaluation Parterre Zoning Amendment

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 Planned Development (PD) and Overall Development Plan/Conceptual Site Plan (ODP/CSP) Amendment 2 is to relocate a recreation center in planning area 1A to a planning area south of E-470. The recreation center is proposed to be replaced with 8 single-family detached units at approximately East 150th Avenue and Leyden Street.

Estimated Fiscal Impact of Proposal: The City's Finance Department analyzed the proposal utilizing the Model and assumptions at full build-out. The proposal does not create a material change from the current model.

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 Planned Development and Overall Development Plan/Conceptual Site Plan Amendment 2 is not anticipated to materially change the City's ongoing financial position compared to the current model.

Attachment 2

**Water and Sewer Impact Statement
Parterre Zoning Amendment**

Sewer Collection

Estimated Sewer Loading:

No measurable impacts are anticipated with the proposed development.

Sewer Collection System Impacts:

No capital improvements will be required to handle the increase in loading from the proposed development.

Water Distribution

Water Distribution System Evaluation Recommendations:

No capital improvements will be required to handle the increase in demand from the proposed development.

Water Supply

Estimated Water Use:

The proposed development plan for this 3.5 acre residential development in a portion of Parterre 1A includes 8 single family detached parcels and a 2.54 acre park. The annual water demand at this site is estimated at 9.6 acre-feet / year.

System Capacity:

There is adequate capacity in city's raw water supply system for this development.

Attachment 3

Traffic Engineering Impact Statement Parterre Zoning Amendment

Roadway Level-of-Service

The site for the proposed development is generally located to the southeast of the 152nd Avenue & Holly Street intersection. The proposed development amendment consists of 391 single family housing units on approximately 87.3 acres. The previously approved Overall Development Plan and Conceptual Sight Plan consists of 420 age restricted single family housing units. A traffic study was not completed for the amendment due to the minor trip generation resulting from the change in proposed land use. However, the application includes a traffic conformance letter summarizing the morning and evening peak hour trips anticipated to be generated by the development as well as providing an updated level-of-service analysis from the Parterre Master Traffic Study. 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. The letter indicates 215 morning peak hour trips and 277 evening peak hour trips are anticipated to be generated by the development. This reflects an increase of 130 trips for the morning peak hour and an increase of 170 trips for the evening peak hour as a result of the proposed amendment. It shows that all intersections and accesses at and adjacent to the development are projected to operate at level-of-service C or better in the short-term and long-term, with the exception of the development's access on Holly Street. The westbound to southbound left turn movement at this intersection is expected to operate at level-of-service F in the evening peak hour in the long-term horizon. This is projected to be a low volume movement. It is not uncommon for low volume stop-controlled movements approaching arterial roads to experience similar level-of-service. No additional roadway improvements are proposed to be constructed with the amendment.

Pedestrian and Bicycle Facilities

No additional pedestrian or bicycle facilities are proposed to be constructed with this amendment.

Traffic Concerns

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

Attachment 4

Police Services Impact Statement Parterre Zoning Amendment

The Crime Analysis Unit received a request for an impact analysis regarding the proposed Parterre PD Zoning (ODP/CSP) Amendment, located northwest of E-470 and Quebec Street. The amendment would allow the planned recreation center to be relocated south of E-470 and replaced with 8 single-family detached homes and a 2.5-acre park.

Trail Winds Recreation Center, located at 13495 Holly Street, was selected for comparison and data was pulled from 6/1/2024 to 5/31/2025. During this time, Trail Winds was associated with 64 citizen-generated calls for service (an average of ~5 per month), most frequently involving requests for extra patrol and suspicious activity. Of those 64 calls, 6 incident reports were generated (an average of 1 every other month).

At this time, it is believed that the relocation of the planned recreation center would have a low impact on police services in the area, and that the impact of the 8 single-family homes and 2.5-acre park would be low as well. However, thefts from construction sites are incredibly common (both in Thornton and throughout the greater Metro area), so it is highly recommended that all reasonable precautions be taken during the construction/development phase, to include installing high-resolution security cameras throughout the property, securing equipment and property to the greatest extent possible, locking away and hiding from plain view all high-value materials, using unique gate and/or lock codes, vetting contractors, etc.

FACTS & FIGURES

Citizen-Generated Calls for Service

Trail Winds Rec Center, 6/1/24 – 5/31/25

Reported Call Type	Count
Extra Patrol Request	19
Suspicious Activity	16
Animal Call	4
Parking Complaint	3
Traffic Complaint	3
Welfare Check	2
Disturbance	2
Injury Accident	2
Property Damage	
Accident	1
Domestic Violence	1
Burglary	1
Indecent Exposure	1
Civil Matter	1
Abandoned Vehicle	1
Shots Fired	1
Juvenile Problem	1

Theft	1
Lost Property	1
Unknown Problem	1
Narcotic/Drug Violation	1
Criminal Mischief	1
Grand Total	64

Incident Reports

Trail Winds Rec Center, 6/1/24 – 5/31/25

Primary Offense	Count
Burglary	1
Criminal Mischief	1
DUI	1
Lost Property	1
Public	
Urination/Defecation	1
Traffic Offense	1
Grand Total	6

DATA SOURCES

HxGN OnCall Records Management System – Incident & CFS modules
Google Maps

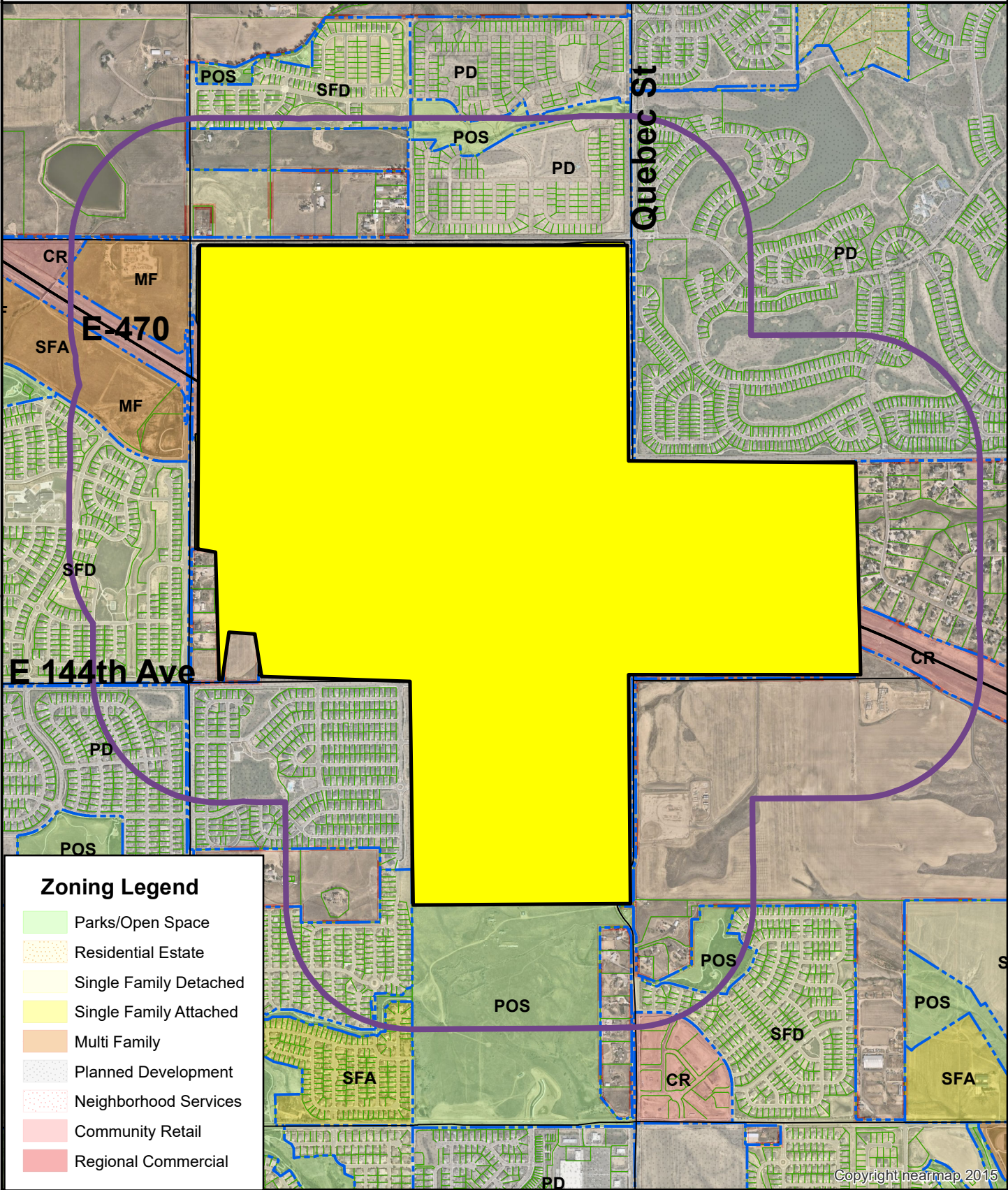
Attachment 5

**Fire Services Impact Statement
Parterre Zoning Amendment**

The proposed conversion of the recreation center to eight single-family detached houses is anticipated to have a minimal effect on fire service demands. Additionally, the area will benefit from a quicker response time due to its proximity to Station 8 (0.7 miles), which is significantly closer than Station 75 (2.3 miles). There is no previous call history for this specific area, as the land was previously undeveloped.

Parterre

PLZ202401710



Zoning Legend

- Parks/Open Space
- Residential Estate
- Single Family Detached
- Single Family Attached
- Multi Family
- Planned Development
- Neighborhood Services
- Community Retail
- Regional Commercial

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 June 26, 2025, post the PUBLIC NOTICE of the Planning Commission in City of Thornton, Colorado, for the Public Hearing concerning a Zoning Amendment to amend the previously approved Planned Development (PD) for the Parterre Subdivision, allowing the recreation center within Planning Area 1A to be relocated south of E-470. The 3.5 acres currently designated for the recreation center is proposed to be replaced with eight single family detached homes and a 2.5-acre park. This Hearing will be held on July 15, 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:

6/26/25

Subscribed and sworn to before me by Lucia Higginbotham in the County of Adams, State of Colorado, this 26 day of June, 2025.

Notary Public

My Commission Expires



Daisy M. Ruvalcaba

Dec 26, 27

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 June 25, 2025, post the Public Notice of the Planning Commission in the City of Thornton, Colorado for the public hearing concerning a Zoning Amendment to amend the previously approved Planned Development (PD) for the Parterre Subdivision, allowing the recreation center within Planning Area 1A to be relocated south of E-470. The 3.5 acres currently designated for the recreation center is proposed to be replaced with eight single family detached homes and a 2.5 acre park.

The Parterre PD is generally located at the intersection of Quebec Street and E-470 and bordered by East 152nd Avenue on the north, Quebec Street and unincorporated Adams County on the east, East 144th Avenue and the City's future regional Aylor Park on the south, and Holly Street on the west.

This hearing will be held on July 15, 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.

Signed:


Title: Administrative Specialist II

Date:

7/3/25

Subscribed and sworn to before me by Monica Gutierrez In the County of Adams, State of Colorado, This 3rd day of July, 2025.

Notary Public



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

PARTERRE SUBDIVISION ZONING MAP

CASE NO. PLZ202401710

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND THE NORTHEAST QUARTER
OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

ZONING LEGAL DESCRIPTION - NORTH PARCEL:

A PARCEL OF LAND BEING TRACTS A1, B1, C1, D1, E1, F1, G1, H1, J1, K1, L1, M1, N1, Y1, AND Z1, PARTERRE SUBDIVISION - AMENDMENT NO. 1 RECORDED AT RECEPTION NO. 20230000014028 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, TOGETHER WITH PARTS OF SECTIONS 16 AND 17, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 89°38'01" EAST, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE NORTH 89°38'01" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2627.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 17;
THENCE NORTH 89°38'12" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 2627.81 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 17;
THENCE SOUTH 00°34'06" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17 A DISTANCE OF 2606.55 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17;
THENCE SOUTH 89°38'04" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 16 A DISTANCE OF 2649.26 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 16;
THENCE SOUTH 00°28'39" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 16 A DISTANCE OF 1738.71 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF SAID PARTERRE SUBDIVISION;
THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING THIRTEEN (13) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°55'26", A RADIUS OF 7864.44 FEET, AN ARC LENGTH OF 538.59 FEET AND A CHORD THAT BEARS NORTH 72°05'35" WEST A DISTANCE OF 538.48 FEET;
- 2) NORTH 74°03'18" WEST A DISTANCE OF 436.10 FEET;
- 3) NORTH 33°45'58" WEST A DISTANCE OF 346.62 FEET;
- 4) SOUTH 86°03'07" WEST A DISTANCE OF 59.75 FEET;
- 5) SOUTH 67°08'00" WEST A DISTANCE OF 312.57 FEET;
- 6) NORTH 73°02'34" WEST A DISTANCE OF 74.00 FEET TO A POINT OF CURVATURE;
- 7) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°04'42", A RADIUS OF 1744.86 FEET, AN ARC LENGTH OF 428.74 FEET AND A CHORD THAT BEARS NORTH 66°00'13" WEST A DISTANCE OF 427.66 FEET;
- 8) NORTH 58°57'52" WEST A DISTANCE OF 225.28 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°04'42", A RADIUS OF 983.51 FEET, AN ARC LENGTH OF 327.49 FEET AND A CHORD THAT BEARS NORTH 68°30'13" WEST A DISTANCE OF 325.98 FEET;
- 10) NORTH 78°02'34" WEST A DISTANCE OF 42.93 FEET;
- 11) NORTH 39°21'21" WEST A DISTANCE OF 61.82 FEET;
- 12) NORTH 00°33'29" WEST A DISTANCE OF 500.48 FEET;
- 13) NORTH 43°47'12" WEST A DISTANCE OF 167.90 FEET;

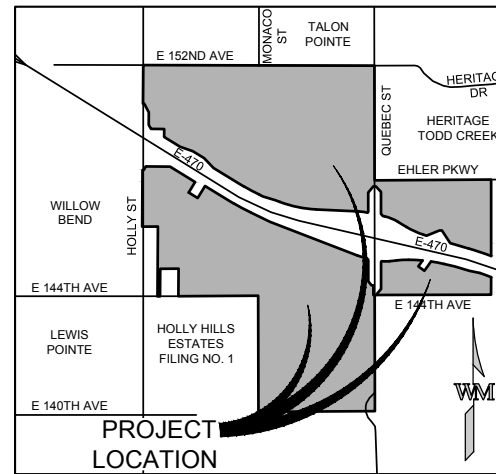
THENCE SOUTH 89°25'00" WEST A DISTANCE OF 60.00 FEET TO SAID BOUNDARY OF PARTERRE SUBDIVISION;
THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) SOUTH 39°21'42" WEST A DISTANCE OF 179.17 FEET;
- 2) SOUTH 00°33'29" EAST A DISTANCE OF 441.50 FEET;
- 3) SOUTH 50°47'55" WEST A DISTANCE OF 23.92 FEET TO A POINT OF CURVATURE;
- 4) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°54'47", A RADIUS OF 1120.37 FEET, AN ARC LENGTH OF 193.84 FEET AND A CHORD THAT BEARS NORTH 82°50'49" WEST A DISTANCE OF 193.60 FEET;
- 5) NORTH 78°48'13" WEST A DISTANCE OF 974.84 FEET TO A POINT OF CURVATURE;
- 6) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°58'51", A RADIUS OF 2699.80 FEET, AN ARC LENGTH OF 847.26 FEET AND A CHORD THAT BEARS NORTH 78°48'47" WEST A DISTANCE OF 843.79 FEET;
- 7) NORTH 69°49'22" WEST A DISTANCE OF 102.32 FEET;
- 8) NORTH 73°22'15" WEST A DISTANCE OF 296.75 FEET;
- 9) NORTH 64°41'25" WEST A DISTANCE OF 94.31 FEET TO A POINT OF CURVATURE;
- 10) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°11'25", A RADIUS OF 5504.58 FEET, AN ARC LENGTH OF 402.57 FEET AND A CHORD THAT BEARS NORTH 62°35'42" WEST A DISTANCE OF 402.48 FEET;
- 11) NORTH 60°30'00" WEST A DISTANCE OF 97.06 FEET;
- 12) NORTH 59°00'00" WEST A DISTANCE OF 708.01 FEET;
- 13) NORTH 44°04'07" WEST A DISTANCE OF 310.48 FEET;
- 14) NORTH 59°00'00" WEST A DISTANCE OF 300.00 FEET;
- 15) NORTH 71°13'15" WEST A DISTANCE OF 307.07 FEET;
- 16) NORTH 59°00'00" WEST A DISTANCE OF 426.51 FEET;
- 17) NORTH 00°00'00" EAST A DISTANCE OF 180.26 FEET;
- 18) NORTH 90°00'00" WEST A DISTANCE OF 300.00 FEET;
- 19) NORTH 29°33'10" WEST A DISTANCE OF 104.23 FEET;
- 20) NORTH 00°06'21" WEST A DISTANCE OF 283.89 FEET;
- 21) NORTH 28°07'21" WEST A DISTANCE OF 223.19 FEET;

21) NORTH 28°07'21" WEST A DISTANCE OF 225.19 FEET,
THENCE SOUTH 89°53'08" WEST A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER
OF SECTION 17;

OF SECTION 17,
THENCE NORTH 00°06'52" WEST ALONG SAID WEST LINE A DISTANCE OF 878.02 FEET TO THE **POINT OF
BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 17,158.324 SQUARE FEET, OR 393.901 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2000'

NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF NORTH 89°34'59" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO AND IS MONUMENTED AS SHOWN HEREON.

2. **NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THIS MAP WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS ZONING MAP IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.

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- 1 COVER AND LEGAL DESCRIPTION SHEET
2 LEGAL DESCRIPTION SHEET
3 ZONING MAP
4 ZONING MAP

OWNER AND DEVELOPER

HINES
HT PARTERRE LAND LP
1144 15TH STREET, SUITE 3675
DENVER, CO 80202
(303) 357.6300
CHAD MURPHY
RICHARD CROSS

SAID PARCEL CONTAINS AN AREA OF 17,158.324 SQUARE FEET, OR 393.907 ACRES, MORE OR LESS.

SHEET
1

990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

WARE MALCOMB

CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO.: DCS24-4118	
PA/PM:	
DRAWN: JM	
DATE: 07/02/2025	
SCALE: NA	

PARTERRE SUBDIVISION

ZONING MAP

Sheet 1 of 4

PARTERRE SUBDIVISION

CASE NO. PLZ202401710

ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

ZONING LEGAL DESCRIPTION - SOUTHEAST PARCEL:

A PARCEL OF LAND BEING TRACTS S1, T1 AND U1, PARTERRE SUBDIVISION - AMENDMENT NO. 1 RECORDED AT RECEPTION NO. 2023000014028 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, TOGETHER WITH A PART OF THE SOUTHWEST QUARTER OF SECTION 16, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 16, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 89°21'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°21'14" EAST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE BOUNDARY OF SAID PARTERRE SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING SEVENTEEN (17) COURSES:

1) NORTH 39°29'38" EAST A DISTANCE OF 178.72 FEET;

2) NORTH 00°33'29" WEST A DISTANCE OF 617.31 FEET;

3) NORTH 50°03'14" EAST A DISTANCE OF 20.87 FEET TO A POINT OF CURVATURE;

4) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°31'28", A RADIUS OF 801.82 FEET, AN ARC LENGTH OF 175.23 FEET AND A CHORD THAT BEARS NORTH 89°28'39" EAST A DISTANCE OF 174.88 FEET;

5) NORTH 83°12'55" EAST A DISTANCE OF 162.15 FEET TO A POINT OF CURVATURE;

6) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°34'15", A RADIUS OF 2381.47 FEET, AN ARC LENGTH OF 273.11 FEET AND A CHORD THAT BEARS NORTH 86°30'02" EAST A DISTANCE OF 272.96 FEET TO A POINT OF CURVATURE;

7) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°59'53", A RADIUS OF 3654.72 FEET, AN ARC LENGTH OF 318.80 FEET AND A CHORD THAT BEARS SOUTH 87°42'54" EAST A DISTANCE OF 318.70 FEET;

8) SOUTH 35°01'08" WEST A DISTANCE OF 164.96 FEET;

9) SOUTH 54°58'52" EAST A DISTANCE OF 170.00 FEET;

10) NORTH 35°01'08" EAST A DISTANCE OF 258.09 FEET TO A POINT OF CURVATURE;

11) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°44'03", A RADIUS OF 3654.72 FEET, AN ARC LENGTH OF 301.97 FEET AND A CHORD THAT BEARS SOUTH 79°48'35" EAST A DISTANCE OF 301.89 FEET;

12) SOUTH 77°28'33" EAST A DISTANCE OF 243.99 FEET;

13) SOUTH 73°51'23" EAST A DISTANCE OF 355.28 FEET;

14) SOUTH 79°01'05" EAST A DISTANCE OF 240.45 FEET TO A POINT OF CURVATURE;

15) ALONG A NON-TANGENT CURVE TO THE HAVING A CENTRAL ANGLE OF 02°06'35", A RADIUS OF 7414.44 FEET, AN ARC LENGTH OF 273.00 FEET AND A CHORD THAT BEARS SOUTH 69°53'28" EAST A DISTANCE OF 272.98 FEET, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 16;

16) SOUTH 00°28'39" EAST ALONG SAID EAST LINE A DISTANCE OF 397.63 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

17) SOUTH 89°21'14" WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16 A DISTANCE OF 2615.53 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,674,596 SQUARE FEET, OR 38.443 ACRES, MORE OR LESS.

ZONING LEGAL DESCRIPTION SOUTHWEST PARCEL:

A PARCEL OF LAND BEING TRACTS P1, Q1, R1, V1, W1, AND X1, PARTERRE SUBDIVISION - AMENDMENT NO. 1 RECORDED AT RECEPTION NO. 2023000014028 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, TOGETHER WITH PARTS OF SECTION 17 AND 20, ALL LOCATED IN SECTION 17 AND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 00°06'29" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°05'58" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 245.98 FEET;

THENCE NORTH 89°54'02" EAST A DISTANCE OF 30.00 FEET TO THE BOUNDARY OF SAID PARTERRE SUBDIVISION;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING SEVENTEEN (17) COURSES:

1) NORTH 27°39'52" EAST A DISTANCE OF 90.49 FEET;

2) NORTH 90°00'00" EAST A DISTANCE OF 553.33 FEET;

3) SOUTH 59°00'00" EAST A DISTANCE OF 668.15 FEET;

4) SOUTH 31°00'00" WEST A DISTANCE OF 280.00 FEET;

5) SOUTH 59°00'00" EAST A DISTANCE OF 240.00 FEET;

6) NORTH 31°00'00" EAST A DISTANCE OF 320.00 FEET;

7) SOUTH 59°00'00" EAST A DISTANCE OF 682.51 FEET;

8) SOUTH 60°30'00" EAST A DISTANCE OF 102.95 FEET TO A POINT OF CURVATURE;

9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°11'25", A RADIUS OF 5954.58 FEET, AN ARC LENGTH OF 435.49 FEET AND A CHORD THAT BEARS SOUTH 62°35'42" EAST A DISTANCE OF 435.39 FEET;

10) SOUTH 64°41'25" EAST A DISTANCE OF 488.45 FEET;

11) SOUTH 69°24'34" EAST A DISTANCE OF 2117.31 FEET TO A POINT OF CURVATURE;

12) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°38'00", A RADIUS OF 1119.93 FEET, AN ARC LENGTH OF 168.75 FEET AND A CHORD THAT BEARS SOUTH 73°43'34" EAST A DISTANCE OF 168.59 FEET;

13) SOUTH 78°02'34" EAST A DISTANCE OF 61.26 FEET;

14) SOUTH 39°18'01" EAST A DISTANCE OF 56.46 FEET;

15) SOUTH 00°33'29" EAST A DISTANCE OF 485.92 FEET;

16) SOUTH 40°21'48" EAST A DISTANCE OF 117.15 FEET;

17) NORTH 89°26'32" EAST A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°26'31" EAST A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00°33'29" EAST ALONG SAID EAST LINE A DISTANCE OF 218.41 FEET TO THE NORTHEAST CORNER OF SECTION 20;

THENCE SOUTH 00°36'46" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20 A DISTANCE OF 2639.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°08'15" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20 AND SAID BOUNDARY OF PARTERRE SUBDIVISION A DISTANCE OF 2647.30 FEET TO THE CENTER OF SAID SECTION 20;

THENCE NORTH 00°38'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20 AND SAID BOUNDARY OF PARTERRE SUBDIVISION A DISTANCE OF 2639.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°07'50" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AND SAID BOUNDARY OF PARTERRE SUBDIVISION A DISTANCE OF 1812.66 FEET;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING SIX (6) COURSES:

1) NORTH 00°06'29" WEST A DISTANCE OF 626.76 FEET;

2) SOUTH 89°07'50" WEST A DISTANCE OF 417.00 FEET;

3) SOUTH 00°06'29" EAST A DISTANCE OF 626.76 FEET;

4) SOUTH 89°07'50" WEST A DISTANCE OF 59.55 FEET;

5) NORTH 00°06'29" WEST A DISTANCE OF 1586.00 FEET;

6) SOUTH 89°07'50" WEST A DISTANCE OF 329.45 FEET;

THENCE SOUTH 89°53'31" WEST A DISTANCE OF 30.00 FEET TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE NORTH 00°06'29" WEST ALONG SAID WEST LINE A DISTANCE OF 1043.42 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 15,970,562 SQUARE FEET, OR 366.634 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THESE LEGAL DESCRIPTIONS IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

990 south broadway
suite 230
denver, co 80209
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WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO.	DCS24-1118
PA/PM:	
DRAWN:	JM
DATE:	07/02/2025
SCALE:	NA

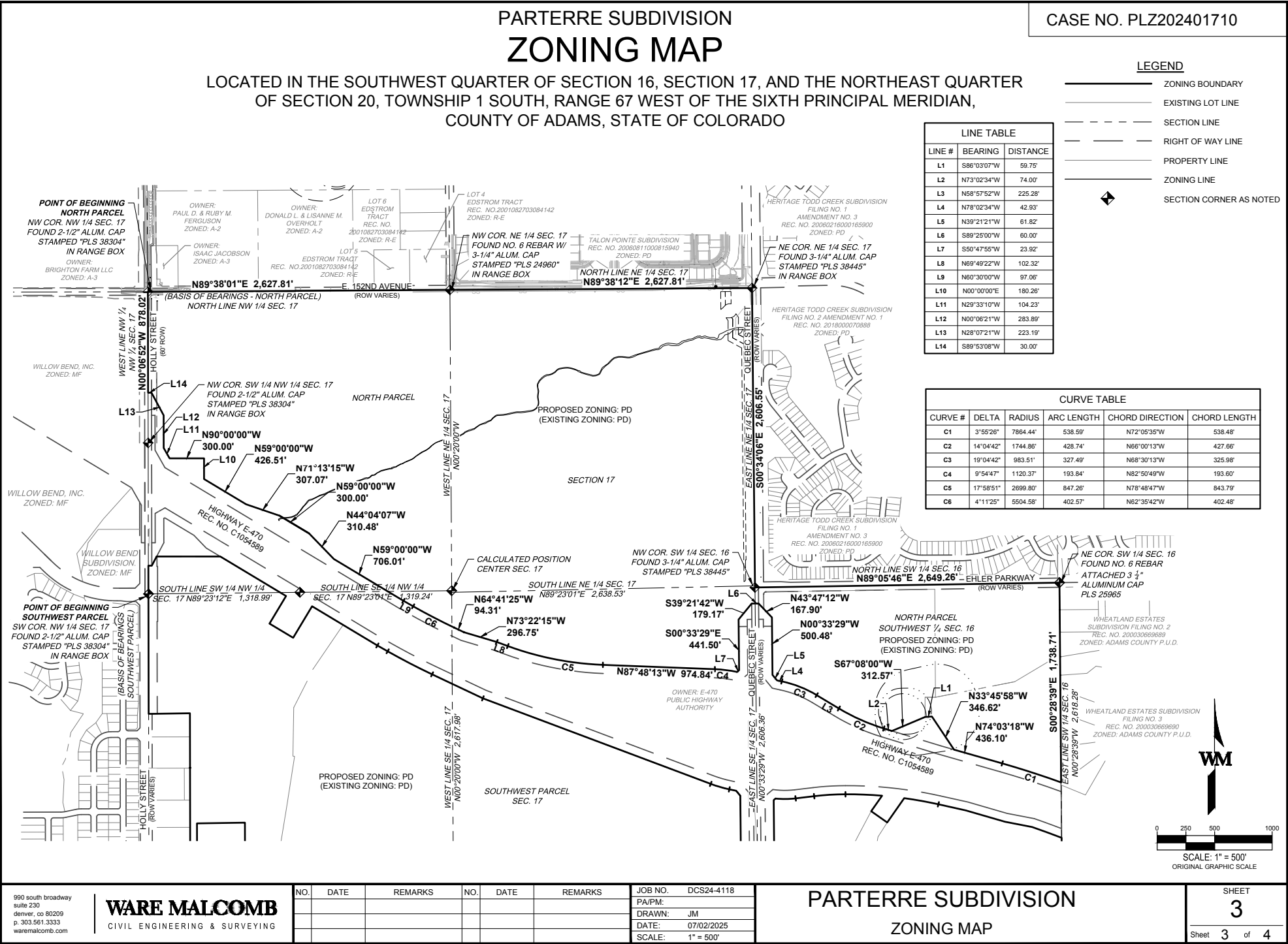
PARTERRE SUBDIVISION

ZONING MAP

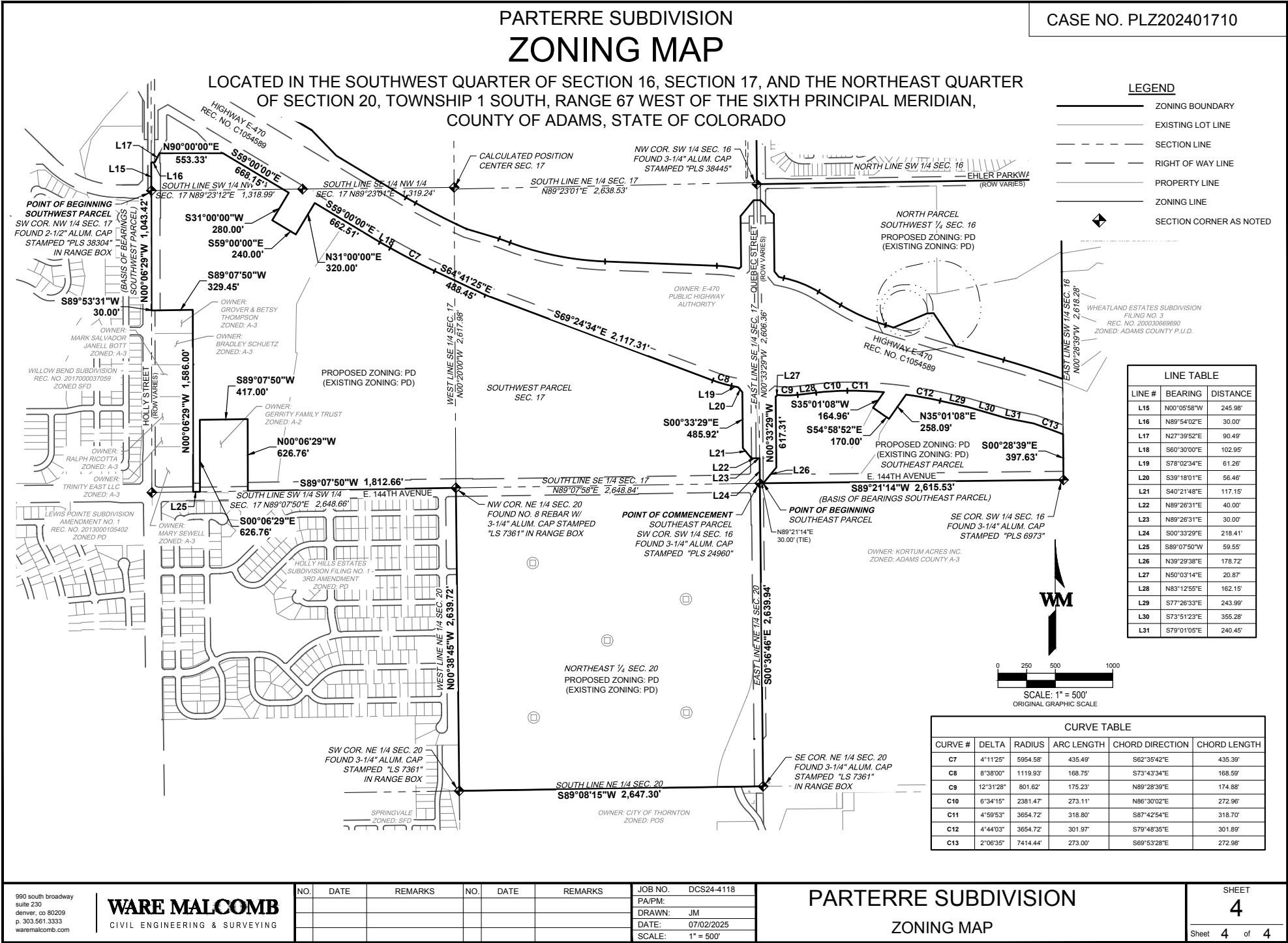
SHEET

2

Sheet 2 of 4



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PARTERRE

PLANNED DEVELOPMENT STANDARDS
Amendment No. 2
January 31, 2025

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1 GENERAL STANDARDS AND PROVISIONS

1.1 APPLICABILITY OF STANDARDS

- A. General – These Planned Development (PD) Standards shall govern future development applications in Parterre. All regulations not specified in the PD Standards shall conform to the requirements for each use or most compatible zoning district as outlined in the City of Thornton Development Code (Code) in effect at the time of such application.
- B. Amendments – The City Manager or designee may authorize minor changes or adjustments through an administrative amendment to the approved Overall Development Plan (ODP)/Conceptual Site Plan (CSP) and PD Standards in response to alterations needed when specific applications are submitted. In addition to any minor changes that may be approved administratively pursuant to the Code, the following changes may be approved administratively:
 - 1. Reconfiguration, relocation, or reorientation of building pad sites, lots, parking areas and common landscape areas shown on the ODP/CSP;

Minor amendments to the PD Standards and ODP/ CSP must meet the intent of the project as stated in Section 1.4. Amendments to the PD Standards and/or ODP/CSP that do not meet the criteria for a minor amendment set forth above shall be processed using the zoning amendment procedure outline in the Code.

- C. Subsequent Applications – Subsequent development applications, including but not limited to Conceptual Site Plan (CSP) or Development Permit (DP), shall be processed in accordance with the applicable procedures set forth in the Code.
- D. Interpretation – Wherever these PD Standards use the terms “standards” or “requirements,” or use terms such as “shall” or “will,” in describing particular provisions herein, such provisions will be deemed to be mandatory. Wherever these PD Standards use the term “guidelines,” or use terms such as “should” or “may,” in describing particular provisions herein, such provisions will not be mandatory but may be used to guide future development. Intent and purpose statements are expressions of general intent and not mandatory. The City Manager or his or her designee will have the authority to interpret these PD Standards.
- E. Additional Regulations; Conflicts – Additional documents that may contain regulations regarding the design and development of Parterre include but are not limited to, all applicable City codes, Parterre annexation agreement, Parterre incentive agreement, and Parterre Development Permits; provided, however, that in the event of a conflict between the provisions set forth in any of the foregoing and the provisions of these PD Standards, these PD Standards shall control. In the event of a conflict between any of the intent statements set forth in this Section 1 and the design standards set forth in Sections 1.5 through 10, the latter shall control.

1.2 PROJECT OVERVIEW

- A. Location – Parterre is a 765.4-acre master-planned community, bordered by East 152nd Avenue on the north, Quebec Street and unincorporated Adams County on the east, and East 144th Avenue and the future regional City park “Aylor Park” on the south, and Holly Street on the west.
- B. Purpose – The purpose of these PD Standards is to set standards and guidelines for a unique master-planned community that meets the residential and commercial market demands for northeast Thornton. Parterre will provide a diversity of housing types and shopping opportunities for Thornton residents. These standards will promote consistency and quality in materials and form in all aspects of the community, providing minimum standards for every aspect of development in Parterre.

- C. Neighborhood Descriptions – The following paragraphs generally describe the intended character of each of the planning areas contemplated for Parterre. The term Planning Area is abbreviated through these PD Standards as “PA.”

Planning Areas 1A, 1B, 2A, and 2B – Located south of East 152nd Avenue and north of E-470 between Holly Street and Quebec Street. The primary uses will include single-family detached homes, single-family attached (duplex and townhome) homes in a modified grid-style layout. Design elements, where feasible, to include homes fronting parkways and emphasis of alley loaded product. The community will have several locations for gardens and parks for all ages sprinkled throughout. Planning area 1A and 1B border the Todd Creek drainage corridor on the southern edge of the planning areas and planning areas 2A and 2B border the Todd Creek drainage corridor improvements on the northern portion of the planning areas; the following planning areas will have connections to the regional trail.

Planning Area 2C – Located north of E-470, west of Quebec Street and south of Parterre Parkway North, this planning area will provide community retail services and a recreation center for the overall community.

Planning Areas 4A and 4B – Located east of Holly Street, south of E-470, and north of East 144th Avenue. The primary uses will include a mix of single-family detached and single-family attached and multi-family. Design elements include homes fronting parkways where feasible and emphasis of alley loaded product. These planning areas will follow traditional modified grid system and will be consistent with the north side of E-470. A 10-acre park shall be provided within Planning Areas 4A and/or 4B.

Planning Areas 3A, 3B, 5B, and 5C – Located east of Quebec Street, nestled between Ehler Parkway North and East 144th Avenue. These planning areas allow for more density with a mix of residential, retail, and public spaces.

Planning Area 5A – Centrally located within the Parterre Community. PA-5A is located south of E-470 bounded by Locust Street and Quebec Street. This planning area is the community’s commercial and retail epicenter.

Planning Area 6A – Located south of East 144th Avenue between Locust Street and Quebec Street. The neighborhood will consist of a variety of single-family detached product. It will contain 16.5 acres of neighborhood park and/or public and civic spaces designed to become a draw for residents of all neighborhoods.

1.3 INTENT

The following statements describe the general intent for the Parterre master planned community. This intent will be achieved through the specific regulations set forth in Section 1.5 through 10 of these PD Standards.

- A. Recognize great opportunity for innovation and a master planned community that provides for:
1. Integration into the existing surrounding context, while providing a distinct identity, by using planning and design strategies such as appropriate height and scale transitions, and suitable massing and intensity along shared frontage or lot lines;
 2. Meeting the housing needs of the City in a different manner than existing surrounding residential developments by providing diversity in housing options including niche type products;
 3. Livability, including services and amenities such as schools, parks, and open space within accessible locations in the larger context of the community and linked by trails and sidewalks along open space and drainage corridors;
 4. Individual neighborhoods linked together by streets, parkways, pedestrian, or bicycle connections; and
 5. Cohesively themed and branded elements within each neighborhood that connect the community.

- B. Integrate the E-470 and Quebec Street transportation corridors into the plan including:
 - 1. Create shopping opportunities that meet the retail and commercial demands of the greater community;
 - 2. Maximize gateway opportunity and community windows to promote identity through project monumentation and landscape at the highway interchange; and
 - 3. An enhanced visual buffer of plant material will be provided for single-family attached lots.
- C. Create diversity and quality in a variety of housing options that provides for:
 - 1. Appropriate mix of high-quality single-family detached, single-family attached and multi-family residential developments allowing for a variety of lifestyles;
 - 2. Balance and integrate “traditional” (50 to 60-foot wide) single-family detached lots with alternative smaller lot widths to achieve diversity in the housing options and providing people with ability to move within the community;
 - 3. Incorporate higher densities in strategic locations that can take advantage of the proximity to commercial, retail, and employment;
 - 4. Provide diversity of housing in both size and price; and
 - 5. Include architectural standards and aesthetic characteristics that promote visual diversity and quality development in residential neighborhoods and commercial centers.
- D. Implement circulation goals including:
 - 1. Promote alternative innovative designs such as alleys, motor courts, etc.;
 - 2. Provide grid street system within neighborhoods;
 - 3. Provide trail connections between the potential community activity centers and the schools, both existing and proposed wherever practical; and
 - 4. Provide safe and usable pedestrian access to all the commercial centers using plazas, trail connections, and wider sidewalk sections.
- E. Promote recreation opportunities and amenities in the plan including:
 - 1. The development of two (2) recreational centers with one (1) located north of E-470 and one (1) located south of E-470;
 - 2. Establishing connectivity between Parterre and Aylor Park, the outdoor recreation area south of the property; and
 - 3. Developing amenity spaces including Parterre Parkway Park, pocket parks, and drainage ways with features that provide opportunities to enjoy well-designed landscape areas from season to season.

1.4 LAND USE CATEGORIES

The following paragraphs generally describe the character of each of the land use categories contemplated for Parterre. Specific regulations for each planning area provided by these PD Standards may be found in Sections 1.5 through 10 below:

- A. Single-family Detached Residential Units (SFD) – Including standard and small detached residents to be front or rear-loaded residential units. Motor Court residents shall be detached residential units facing a private drive.
- B. Single-family Attached Residential Units (SFA) – Including duplex and townhomes. Townhomes which may only be front loaded or rear loaded.
- C. Multi-family Residential Units (MF) – A multi-family dwelling unit is defined as one or more buildings on a site designated for occupancy by two (2) or more family groups living independently of each other and intended for either sale or rent. Senior living uses, set forth in the table below in Section 1.5, are permitted in planning areas that permit multi-family residential units.
- D. Neighborhood Service District (NSD) – Intended to meet the need for small-scale commercial development to serve the convenience shopping and office needs of nearby residents.
- E. Community Retail District (CRD) – Intended to provide for retail and office uses that serve residents within larger residential communities in the City.
- F. Regional Commercial District (RCD) – Intended to provide for retail and office needs of people from the regional market, including people outside the City and to provide for those commercial uses that support the employment base of the City.
- G. Hospital / Medical Office (HMO) – Intended to allow for potential hospital and medical office campus.
- H. Parks and Open Space (POS) – Intended to provide an interconnected system throughout the community and to provide lands for recreation, conservation, and education benefits.
- I. Mixed-Use (MU) – Intended to provide a mix of uses, either vertically or horizontally integrated, that are appropriate for parcels of land that are developed as mixed-use. Parcels that may be developed as mixed-use are labeled in the Land Use Chart, Section 1.6.

1.5 PERMITTED USE CHART

The following list of uses is to be considered inclusive, rather than exhaustive.

P	Permitted Use	S	Specific Use Permit Required (See Note 1)
A	Accessory Use	-	Excluded Use

Use	Residential			Mixed Use	Commercial				Park/ Open Space
	SFD	SFA	MF	MU	NSD	CRD	RCD	HMO	POS
Agricultural Uses									
Agricultural Uses (prior to land development within each use area)	P	P	P	P	P	P	P	P	P
Institutional and Community Service Uses									
Places of Assembly (including Shared Facilities for community use with appropriate joint use agreements, Places of Worship, and Non-Profit facilities)	S	S	P	P	P	S	S	P	-
Cultural Arts Facility	P	P	P	P	P	P	P	P	P
Day Care Facility	S	S	P	P	P	P	S	P	-
Government and Public Facilities, including but not limited to Libraries, Courthouses, Police and Fire Stations, and Offices	P	P	P	P	P	P	P	P	S
Hospitals and other Health Facilities (including Helipads)	-	-	-	P	S	S	S	P	-
For-Profit, Clubs and Membership Facilities	-	-	-	P	P	P	P	P	-
Schools, Public and Private	P	P	P	P	P	P	P	P	-

Uses	Residential			Mixed Use	Commercial				Park/ Open Space
	SFD	SFA	MF	MU	NSD	CRD	RCD	HMO	POS
Office Uses									
Financial Institutions/Banks (including drive-throughs)	-	-	-	P	P	P	P	-	-
General Office	-	-	-	P	P	P	P	P	-
Medical Clinics	-	-	-	P	P	P	P	P	-
Recreation Uses									
Public or Private Recreation Center, Clubhouse, and Parks	P	P	P	P	P	P	P	P	P
Community Gardening	P	P	P	P	P	P	P	P	P
Open Space/Pedestrian Plazas/Trails	P	P	P	P	P	P	P	P	P
Residential Uses									
Senior Living	-	P	P	P	S	S	-	-	-
Multi-Family Housing (for rent or for sale)	-	S	P	P	S	-	-	-	-
Multi-Family Housing (with ground floor retail or live-work use)	-	S	P	P	P	P	P	-	-
Single-family Attached Residential Units	-	P	P	P	S	S	-		-
Single-family Detached Residential Units	P	P	S	-	-	-	-	-	-
Retail/Commercial and Personal Service Uses									
Animal Clinic/Doggie Daycare (outdoor runs screened)	-	-	-	-	P	P	P	-	-
Auto Rental/Service Center (no outdoor storage)	-	-	-	-	S	P	P	-	-
Bar/Lounge	-	-	-	P	P	P	P	-	-
Car Wash and/or Auto Detailing	-	-	-	-	S	P	P	-	-

Use	Residential			Mixed Use	Commercial				Park/ Open Space
	SFD	SFA	MF	MU	NSD	CRD	RCD	HMO	POS
Department Store	-	-	-	P	S	P	P	-	-
Motor Vehicle Fueling Station	-	-	-	-	P	P	P	P	-
General Merchandise or food stores with less than or equal to 10,000 SF	-	-	-	P	P	P	P	P	-
General Merchandise or food stores with more than 10,000 SF	-	-	-	P	S	P	P	-	-
Hotel/Motel	-	-	-	P	P	P	P	-	-
Liquor Store	-	-	-	P	P	P	P	-	-
Nursery, Garden Shop, Plant Sales	-	-	-	-	S	P	P	-	-
Personal Services	-	-	P	P	P	P	P	P	-
Restaurants, without drive throughs	-	-	-	P	P	P	P	-	-
Restaurants, including drive throughs	-	-	-	-	P	P	P	-	-
Self-Storage (Indoor Only)	-	-	-	-	P	-	P	-	-
Theaters	-	-	-	P	P	P	P	-	-
Warehouse	-	-	-	-	-	-	P	-	-
Accessory Uses									
Accessory Dwelling Unit (ADU)	P	P	-	-	-	-	-	-	-
Temporary and Accessory Uses									
Farmers Market	-	-	-	P	P	P	P	P	P
Oil and Gas Wells (See Section 10 for standards)	S	S	S	S	S	S	S	S	S

Use	Residential			Mixed Use	Commercial				Park/ Open Space
	SFD	SFA	MF	MU	NSD	CRD	RCD	HMO	POS
Outdoor Storage associated with an outdoor Retail/Commercial use	-	-	-	-	P	P	P	P	-
Parking Lots, Parking Structures, and Garages	S	P	P	P	P	P	P	P	P
Public Transportation Terminals	-	P	P	P	P	P	P	P	-
Sales or Office from a moveable structure in a vacant lot or parking lot (including sales for builders, offices for construction, not allowed within City ROWs)	P	P	P	P	P	P	P	P	-
Seasonal Tent or Sidewalk Sales, not exceeding a total of 30 days in one calendar year per Shopping Center subject to zoning approval	-	-	-	P	P	P	P	P	-
Temporary use for a fair or carnival, not to exceed 30 days per year subject to zoning approval	-	-	-	P	P	P	P	P	P
Water Wells	P	P	P	-	P	P	P	P	P

Notes:

1. Uses requiring a Specific Use Permit (SUP) shall be reviewed under the procedure and criteria for granting a SUP outlined in the Code.

1.6 LAND USE CHART

Planning Areas	PA	Land-Use	Acres	Max. Density	Max. Units**	Projected SF*
Planning Area 1	A	SFA/SFD	87.3	5.0	420	-
	B	SFD	30.8	5.0	155	-
Subtotal			118.1		575	
Planning Area 2	A	SFA/SFD	60.2	8.0	480	-
	B	SFA/SFD	62.9	10.0	580	-
		PARK	3.9	-	-	-
	C*	CRD COMMUNITY REC CENTER	23.3	(10.5) -	(240) -	202,990
Subtotal			150.3		1060	202,990
Planning Area 3	A*	HMO/CRD/MF	33.5	18.0	602	496,148
	B	SCHOOL OR SFA/SFD	20.3	(13.0)	(264)	-
Subtotal			53.8		602	496,148
Planning Area 4	A	SFA/SFD	50.9	5.0	250	-
		PARK	10.0	-	-	-
	B	SFA/SFD	48.4	9.6	463	-
		MF	14.0	18.00	253	-
Subtotal			123.3		966	
Planning Area 5	A*	RCD	72.3	(11.0)	(798)	790,505
	B*	NSD	12.0	(11.0)	(133)	131,225
	C	MF	19.6	18.0	352	-
Subtotal			103.9		352	921,730
Planning Area 6	A	SFD	124.8	4.5	543	-
		PARK	16.5	-	-	-
		SCHOOL OR SFD	10	4.5	45	-
Subtotal			151.3		588	
SUBTOTAL DEVELOPABLE			700.7		4143	1,620,868
NON-DEVELOPABLE LAND						
SEE MAP	N/A	DRAINAGE / DETENTION	45.8			
SEE MAP	N/A	RIGHT-OF-WAY	22.8			
SUBTOTAL NON-DEVELOPABLE			68.6			
GRAND TOTAL			769.3		4143	1,620,868

* These parcels have been designated as appropriate for mixed-use development. See Mixed-use Section 4.0 for information. Residential units shown within these parcels are allowed as mixed-use.

** The Max. Density for each Planning Area shall not limit the total number of units per Planning Area. Portions of each Planning Area may be greater or lesser than the Max. Density, so long as the Max. Units are not exceeded for each Planning Area.

Notes:

1. Planning Area 3 is a flexible zone. It will be developed as either a hospital, medical office, multi-family, SFA, SFD assisted living, and/or retail as mixed use.
2. Planning Area 6 may contain SFD, Park, School. If the Adams County School District determines the need for a school then, a school site of 10-acres (maximum) will be provided. In the event the school district deems a school site unnecessary, said land will be reclaimed as developable land at the same density as surrounding planning areas.
3. Residential units with parenthesis are only permitted if there is a surplus of units within an approved Planning Area CSP, so that the total number of units within Parterre does not exceed the maximum unit count. For example, if the maximum allowed units within Planning

Area 1 is 420 and the approved CSP for Planning Area 1 only includes 395 units, 25 units may be permitted within a Planning Area which has a unit count with parenthesis.

4. Floor Area Ratio (FAR) – FAR shall not be a governing rule of these PD Standards. Parterre shall be exempt entirely from the City Code's use of FAR. Densities shall be governed by setbacks and height limitations outlined in these PD Standards.
5. A community recreation center will be provided within an undetermined planning area south of E-470.

1.7 DEFINITIONS

- A. Accessory Dwelling Unit (ADU) – A separate living unit attached or detached from the primary structure described in the setback tables as an accessory structure.
- B. Alternate Loaded – Recessed, side load, rear entry, recessed detached, and/or similar types of orientation where the doors are located a minimum of four (4) feet behind the front facade. Side load and rear entry doors need not be recessed to qualify as an alternately loaded garage. Front porches shall not be considered part of the front building facade.
- C. Live / Work – A property in which has a combined living and commercial component.
- D. Loop Lane – A drive lane, dedicated to and maintained by a homeowners association or metropolitan district, and with a minimum paved surface width of twenty (20) feet, which loops off of a public street and from which up to twelve (12) dwellings may take access.
- E. Masonry – Masonry shall be considered to be brick, stone, or other approved masonry materials.
- F. Monumentation, Community – Signage that is generally located throughout the community, for the purpose of place-marking and brand implementation.
- G. Monumentation, Primary – Signage that is located at key entry and access points to Parterre, for the purpose of establishing a Parterre brand.
- H. Monumentation, Secondary – Signage that is located at secondary entry and access points to Parterre, for the purpose of establishing a Parterre brand. Secondary monumentation is usually smaller in scale than primary monumentation.
- I. Motor Court – A dead end, shared, private drive that services a grouping of no more than ten (10) dwelling units.
- J. Multi-Family – A building containing a minimum of three (3) or more separate independent dwelling units for permanent occupancy. Units shall have habitable living spaces arranged in a stacked configuration (vertically, horizontally, or both).
- K. Single-Family Attached Residential Units – Two or more dwelling units where each unit is attached by party walls, where habitable spaces of different units are arranged in a side-by-side, rather than a stacked configuration.
- L. Single-Family Detached Residential Units – A single building on a single lot of record, not attached to any other buildings other than those accessory to the dwelling, regardless of size of the dwelling unit.
- M. Duplex – Two (2) single-family homes attached by a shared wall along a property line.
- N. Townhome – Three (3) or more single-family homes attached by shared walls along property lines.

- O. Stoop – An entryway that does not meet the minimum size requirements of a porch, regardless of whether it is covered, and therefore cannot be counted towards meeting the minimum square footage required. Stoop minimum dimensions are 3'x3'.
- P. Pop out – An architectural feature that is cantilevered beyond the foundation wall which may include: bay windows/windows and/or chimney/fireplace.
- Q. Shared Driveway Configuration – A drive lane located on the property boundary between two adjoining properties, and which is subject to a reciprocal easement for shared primary access.
- R. Tandem Loaded Garage – A 2-car garage in depth, not width, allowing for two (2) cars to park one behind the other.
- S. Parkway – Parkways shall consist of a street with a median that bisects the right-of-way, the median shall be landscaped per this document.
- T. Senior Living – Consists of any of the following:
 - 1. Assisted Living (AL) – Housing provided for elderly or disabled people that offers nursing, housekeeping, and prepared meals for residents.
 - 2. Independent Living (IL) – A community designed for persons aged 55 years or older, but which does not provide medical services or assistance with major life activities. Allows for assistance from home care agencies. Activities and socialization opportunities may be provided to residents.
 - 3. Memory Care (MC) – Provides long term care catered to patients with but not limited to Alzheimer's disease, dementia, and other memory problems.
- U. Health Facilities – A health care facility where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists or social works, and where patients are not usually lodged overnight. This use includes dialysis and other outpatient services clinics and emergency care clinics without ambulance services.
- V. Animal Clinic / Doggie Daycare – An establishment maintained and operated by a licensed veterinarian for surgery, diagnosis and treatment of diseases and injuries of animals. Facilities that provide daily care or overnight care for animals.
- W. Department Store – A store containing an assortment of goods containing multiple departments.
- X. Self-Storage – A use consisting of a structure or structures that contain separate spaces for storage. Spaces can be leased or rented.
- Y. Public Transportation Terminals – Containing buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public.
- Z. Unique Seating Element – Natural rock bench (seat boulder), seat wall, swinging bench, natural rock lounge chair, four (4) hammock poles, rock Adirondack chair, or other unique seating element approved by a DP.

Other terms used but not defined above or elsewhere in these PD Standards have the meaning given them in the Code.

2 RESIDENTIAL DEVELOPMENT STANDARDS

2.1 GENERAL RESIDENTIAL STANDARDS

- A. Application – The development standards set forth in this section will be applicable to all residential development, regardless of its location within Parterre. For purposes of illustration, these standards will apply to residential development within planning areas designated for residential development, as well as any residential development within planning areas designated for commercial or mixed-use development.
- B. Exemption from Subdivision Design Criteria – All development permitted pursuant to these PD Standards is exempt from all residential subdivision design criteria of the Code and is subject to the PD Standards defined in this document.
- C. Subdivision Quality Enhancements (SQE) – Parterre will meet the City of Thornton’s Subdivision Quality Enhancements with the following three (3) SQEs, approved for each subdivision:
 - 1. All dedicated streets within Parterre will have detached sidewalks with tree lawns (see cross sections on ODP/CSP).
 - 2. A masonry or precast concrete panel wall system with regularly spaced columns along all abutting major and minor arterials when adjacent to SFD and SFA land uses. Precast concrete walls shall include detailing such as score lines, textured finishes, form liner patterns, integral color or surface applied stain coloring with additional detailing included at project entry points.
 - 3. All landscaped areas within Parterre shall use irrigation emission devices that are designed to achieve a minimum of eighty percent (80%) distribution uniformity for all turf and bed areas (excluding native seed areas). Irrigation systems shall be designed with head-to-head coverage for all manicured turf areas. Drip irrigation shall be used within bed areas. Smart controllers shall be used for all common/public and private lot/tract landscape areas. Smart controllers shall utilize either soil moisture sensing or weather-based devices to automatically adjust scheduling. All irrigation components shall be approved at the time of MDP.

Note: NSD, CRD, HMO and RCD are exempt from providing SQEs.

2.2 SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED STANDARDS

- A. Building and Lot Standards – The following standards apply to all single-family detached and single-family attached developments:

Lot Type	Min. Lot Size (Square Feet)	Min. Lot Frontage (Feet)	Max Building Height (Feet)	Min. Front Setbacks (Feet)	Min. Side Setbacks (Feet)	Min. Rear Setbacks (Feet)
Single-family Detached (SFD)						
Standard Lots Gross Density 1-8 dwelling units per acre						
Front or Rear Loaded Garage	5,000	50	35	10 (Principal Structure); 8 (Porch); 18 (Garage); 8 (Side-load Garage)	5	15 Front Loaded 5 Rear Loaded
Small Lots Gross Density 1-12						
Motor Courts	2,500	30	46	10 (Principal Structure from ROW); 8 (Principal Structure from Private Drive Tract); 5 (Porch); 18 (Garage)	5	5
Rear Loaded Garage	1,500	30	46	10 (Principal Structure); 5 (Porch)	5	5
Single-family Attached (SFA) Gross Density 5-18 dwelling units per acre						
Front Loaded Garage	3,150	35	38	10 (Principal Structure); 8 (Porch); 18 (Garage)	5; 0 (Shared Lot Line)	15
Rear Loaded Garage	1,200	17	38	10 (Principal Structure); 5 (Porch)	5; 0 (Shared Lot Line)	5

Notes:

1. Min Lot Frontage may be reduced by fifteen (15) percent on curved roads.
2. Min Lot Frontage may be reduced by fifty (50) percent on Cul-De-Sacs and Knuckles.
3. Min Lot Frontages are measured from front property line at Public Right-of-Way only.
4. Building height means the vertical distance measured from average grade to the highest point of the structure.
5. Residential uses that front on collector parkway streets, and which use an alley or internal drive for vehicular access may have zero-foot setback from the public ROW.
6. Roof decks and roof access doors are not included in the maximum building height.
7. Buildings exceeding thirty (30) feet in height as defined by IFC 503.2.1.1 shall be provided with at least one fire aerial apparatus access road in accordance with IFC 503.2.1.1.1-3 with a minimum road surface width of twenty-six (26) feet. Exemption: Buildings, of any occupancy group, equipped with an approved automatic sprinkler system in accordance with NFPA 13, installation of sprinkler systems.
8. Side-Load Garages are only permitted on 60'+ wide lots.

B. Additional Setbacks for single-family detached and single-family attached

E-470/MUE Easement **	Major Arterials (Holly, 144th, Quebec) *	Minor Arterials /Parkway Collector (152 nd)*	Adjacent Non-Res. Use	Adjacent MF Use
30'	35'	25' (1)	15'	20'

*All setbacks related to Arterial and Parkway Collector roadways are measured from back of curb to property line.

** E-470 setbacks are measured from the E-470 right-of-way or Multi-Use Easement (MUE), whichever is greater, to lot line. Areas with alternate E-470 setback requirements are identified on the CSP and shall provide a five (5) foot minimum setback.

Notes: (1) Not applicable to Parterre Parkway North or Parterre Parkway South.

1. Setbacks Measured from Lot Lines –Setbacks are measured from lot line unless otherwise noted.
2. Setback Landscaping – See Section 6 for landscape requirements within setback areas.

C. Encroachments Permitted – The following structures or appurtenances may encroach into the minimum setbacks by the amounts set forth below or, if no amount is set forth, by any amount:

Encroachment Items	Permitted Encroachment (feet)
Window wells	4
Eaves and overhangs	2
Decorative roof element	3
Foundations	3
Pop outs / cantilevers	3
Steps	3' or no limit, so long as stair height is less than 30"
Covered rear patios and decks from 36" to 9' (rear yard excluding motor court)	5
Covered porch (on SFA internal side setback)	2
Stoop	4
Wing Wall	2
Arbor/Trellis (attached or detached from house, into side setback)	4

Notes:

1. Other exceptions include exterior material such as siding, window ledges, masonry, and/or stone.
2. All encroachments shall meet fire code/requirements.

D. Accessory Structure Standards

Use	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
Accessory Structure	18	3	3	16
Detached Garages	18	3	3	18

E. Parking Requirements

	Enclosed Off-Street Parking	Off-Street Parking	Total
Single-family Detached (SFD – Standard Lots)			
Front loaded	2	2	4
Rear loaded	2	-	2
Single-family Detached (SFD) – Small Lots			
Motor Courts	2	2	4
Rear Loaded	1	1	2
Single-family Attached (SFA)			
Front Loaded	1	1	2
Rear Loaded	1	1	2
Accessory Dwelling Unit	-	1	1

Notes:

1. Tandem loaded garages are allowed.
2. Off-street parking can be satisfied in a driveway or with parking spaces within an alley.

F. Driveway Standards

1. The maximum driveway width shall not exceed thirty (30) feet, subject to the following:
 - a. For tandem loaded garages, the driveway shall be a minimum of ten (10) wide.
 - b. If a shared driveway configuration is used, then the minimum driveway width at the front property line shall be ten (10) feet.
2. A minimum of four (4) feet of separation is required between all front-loaded driveways. Front-loaded duplexes require a minimum of three (3) feet separation. Rear-loaded driveways may touch the lot line and do not require any separation. On curved roads and cul-de-sacs, this provision does not apply as the driveways intersect with local streets.

G. Garages

1. For all of Parterre, a minimum of thirty (30) percent of single-family detached and attached homes shall be alley loaded, calculated in the aggregate by planning areas north of E-470 and planning areas south of E-470.

2.3 MULTI-FAMILY STANDARDS

A. Multi-family Lot Standards and Setbacks

Residential Standards	Multi-family	Senior Living	Accessory Structure
Density (DU/AC)	20 ⁽¹⁾	40	NA
Max. Height (Feet)	60	60	35
Unit Size (Minimum Square Feet)	450	No minimum	NA
Parking Requirement (Resident)	1 space per unit for all units; except, 1.5 spaces for 2+ bedrooms	IL: 1 space/unit AL: 0.65 space/unit MC: 0.5 space/unit	NA
Parking Requirement (Guest)	1 space/5 units	No requirement	NA
Setbacks			
Minimum Building Separation (Feet)	20	20	From Primary Structures: 20 From other Accessory Structures: 10
Min. Setback from Building to Arterial ROW (Feet)	20	20	25
Min. Setback from Building to Collector ROW (Feet) (Porch and steps may encroach 5')	15 / 0 ⁽²⁾	15 / 0 ⁽²⁾	20
Min. Setback from Building to Local ROW (Feet) (Porch and steps may encroach 5')	10	10	20
Min. Setback from Building to perimeter parcel boundary or open space not adjacent to public ROW (Feet)	15	15	15
Min. Setback from Building to perimeter parcel boundary with non-residential adjacent use (Feet)	20	20	15
E-470 Right-of-Way (Feet)	30	30	30

Notes:

1. Density in multi-family parcels may be increased to a maximum 40 dwelling units per acre with the use of a parking structure, deck, or parking incorporated into the building architecture (i.e. tuck-under or garage parking).
2. Residential uses that front on Collector Parkway streets using an alley or internal drive may have a 0' setback from the ROW.
3. Memory Care units shall not count towards residential density counts.

B. Multi-family Design Standards and Guidelines

1. Building Massing and Form

- a. Multi-family buildings shall be arranged to address street frontages and internal drives, provide good pedestrian connectivity and vehicular circulation through the site.
- b. Multi-family buildings should front on a public street whenever feasible.
- c. Building massing and form shall be designed to promote a pedestrian-scaled environment, encouraging pedestrian activity along rights-of-way, reinforcing community, and creating a timeless aesthetic.

- d. Where feasible, building entries should be accessed from the collector streets and should be on a raised stoop with a minimum height of 18" for an urban character. Senior Living shall not require a raised stoop. Entries should be flanked by sidewalls of the same or similar material of the architecture. No wood steps or decking is permitted along the collector streets.
 - e. Porches, patios, and entryways should be near the street to promote pedestrian activity.
2. Site Design Standards
- a. Sustainable materials, such as brick, concrete, stone, stucco, and cementitious siding shall be incorporated into building design. See Architecture Standards, Section 5 for more information.
 - b. Air conditioning compressors are not permitted to be located at grade along the primary street frontage but may be located along internal drives when screened with landscape materials per the Landscape Standards, Section 6.
 - c. Transformers must be screened with landscape materials to buffer the unit from the primary street per the Landscape Standards, Section 6.
 - d. All community fencing must be approved at CSP/DP.
3. Garages and Parking Standards
- a. Resident parking must be provided off-street.
 - b. If a gridded local street network is provided and all guidelines in Section 2.3.B.1 have been met, then up to seventy-five (75) percent of guest parking may be located on adjacent streets.
 - c. At least forty (40) percent of all resident parking shall be located within a garage, or parking structure.
 - d. Garages and parking should not be oriented towards the primary street frontage and should be accessed from local streets and drives. Garage doors should be recessed a minimum of two feet from the primary building facade. "Back to back" garages are the preferred arrangement and garage structures shall not exceed twelve (12) garage doors in a row.
4. Private Recreational Amenities for Residents
- a. All multi-family developments shall incorporate a minimum of two amenities for residents. Amenities may include, but are not limited to, a clubhouse, swimming pool and spa, fitness center, business center, sport court, pocket park, or tot lot. Amenities provided will count towards the required multi-family public land dedication.
 - b. Amenity areas should provide a focal point in each multi-family development.

3 NON-RESIDENTIAL DEVELOPMENT STANDARDS

3.1 GENERAL NON-RESIDENTIAL STANDARDS

- A. Application – The development standards set forth in this section apply to all non-residential development, regardless of whether such development occurs within a residential or non-residential planning area.
- B. General Design Intent – All non-residential parcels shall be cohesive, master planned centers with elements sharing the theme for architecture and landscape. All buildings shall incorporate materials, roof types, and colors that contribute to the overall architectural character of the site.
- C. Non-residential Design Standards – All development projects, including those less than five (5) acres must comply with the commercial design standards set forth in Article V, Division 2, Part 3 of the Code as adopted and amended. In addition, the following regulations apply:
 - 1. A minimum of twenty-five (25) percent of the area of any parcel dedicated to non-residential use (or collection of parcels, if a multi-parcel development) shall be landscaped. Such landscaped spaces may include, without limitation, pedestrian areas, such as sidewalks, plazas, and other areas designed for pedestrian activity, however, hardscaping within landscaped areas shall occupy no more than five (5) percent of the total area of the parcel.
 - 2. Buildings should be fronted towards a collector street whenever feasible.
 - 3. Building massing and form shall be designed to promote a pedestrian scaled environment, to promote pedestrian activity along collector streets, and to provide gathering areas and create a timeless aesthetic.
- D. Exemption – Non-residential areas are exempt from the Residential Proximity Slope Requirement of the Code.
- E. Floor Area Ratio (FAR) – FAR shall not be a governing rule of these PD Standards. Additionally, Parterre shall be exempt entirely from the City Code’s use of FAR. Densities shall be governed by setbacks and height limitations outlined in these PD Standards.

3.2 NON-RESIDENTIAL LOT STANDARDS AND SETBACKS

Commercial Standards	NSD	CRD (Amenity/Rec Centers)	RCD	H/MO
Max. Height Allowed (Feet)	60	60	100	100
Commercial Setbacks (Parking and Buildings)				
Minimum Setback from Arterial ROW (Feet)	20	20	25	25
Minimum Setback from Collector ROW (Feet)	15	15	20	20
Minimum Setback from Local ROW (Feet)	10	10	15	15
Minimum Setback from E-470 Property Line (Feet)	30	30	30	30
Minimum Parking Setback from Property Line* (Feet)	15	15	15	15
Minimum Setback from Single-family Detached (Feet)	NA	25	NA	NA
Minimum Setback from Single-family Attached (Feet)	NA	20	NA	20
Minimum Setback from Multi-family (Feet)	NA	20	20	NA
Minimum Building Separation (Feet)	15	20	20	20

Notes:

* Internal lot line setbacks = 0'.

** No minimum/maximum FAR required. Density determined by setbacks and building height.

4 MIXED-USE DEVELOPMENT STANDARDS

4.1 GENERAL MIXED-USE STANDARDS AND GUIDELINES

- A. Application – The development standards set forth in this section will be applicable to all mixed-use development, irrespective of the mix of uses and whether such development occurs in a planning area designated for residential, non-residential, or mixed uses. For purposes of illustration, these standards will apply to mixed-use development within planning areas designated for residential development, as well as any mixed-use development within planning areas designated for commercial or mixed-use development.
- B. Intent – The intent of these standards is to create provisions for mixed-use development should it be proposed in one of the designated appropriate planning areas. Planning areas may mix uses either horizontally, vertically, or in combination.
- C. Purpose – The mixed-use category requires a mix of uses that can include commercial, office, institutional, and residential (typically multifamily units). Mixed-use areas will be subject to a more specific area plan that demonstrates the inter-connectedness of uses, such as common plaza or gathering spaces, common green/event lawn or trails/pathways with common wayfinding elements, lighting, site furniture, or decorative paving are all acceptable. The intention of the mixed-use category is to create integrated land use developments with common landscaping, architectural, and design elements. Planning areas that develop as mixed-use shall be cohesive, master planned areas, with all elements containing complimentary architecture and landscape themes.
- D. Limited Residential Density – No more than sixty-five (65) percent of the net acreage of any planning area designated for mixed-use development may be developed with exclusively residential uses, which include multi-family housing, Assisted Living, and recreation centers. Gross acreage shall be measured on a parcel-by-parcel basis (i.e., a 10-acre parcel used exclusively for residential uses will result in ten (10) acres counting toward the foregoing limit on residential land use).

4.2 MIXED-USE DEVELOPMENT STANDARDS

Mixed-Use Standards	MU
Minimum Lot Size (Square Feet)	No minimum
Max. Building Height (Feet)	100
Minimum Landscape Requirement (2)	25%
Residential Density (Minimum – Maximum)	12 – 40 du/ac
Minimum Setback from Arterial ROW (Feet)	20
Minimum Setback from Collector ROW (Feet)	15/0*
Minimum Setback from Local ROW (Feet)	10
Minimum Setback from E-470 Property Line (Feet)	30

Notes:

- 1. * Mixed-use buildings in which different uses occupy different stories and which front on collector streets shall have a minimum zero (0) foot setback from the ROW.
- 2. No less than twenty-five (25) percent within each parcel or multi-parcel commercial development shall be landscaped. Such spaces may include pedestrian areas, such as sidewalks, plazas, and other areas designed for pedestrian activity.
- 3. Internal setbacks (i.e., commercial to residential) shall be determined at time of submittal of detailed ODP/CSP site plan for that development.
- 4. No minimum/maximum FAR required. Density determined by setbacks and building height.

5 ARCHITECTURAL STANDARDS AND GUIDELINES

5.1 RESIDENTIAL ARCHITECTURE PALETTE

- A. Exemption – Parterre is exempt from architectural design standards defined in the Code. The architecture standards set forth herein define the requirements for the Parterre community. Architectural elevations must go through the typical City Development Permit review process.
- B. Intent – The intent of these standards is to provide a distinctive recognizable style of high-quality architectural character in each residential neighborhood that avoids featureless design and repetition of facades. The design of individual residential buildings and groups of buildings shall employ a variety of design features, such as wall and roof massing, textured surfaces, bay windows, the creation of shadow lines, a varied color palette, window patterns, historical reference, and similar residential architectural devices to avoid monotonous residential neighborhoods and streetscapes.
- C. Single-family Detached Standards and Guidelines
 - 1. Significantly Different Elevations – Dwellings placed within two (2) lots or across the street (sharing a minimum fifty (50) percent or more street frontage) from other dwellings shall have significantly different front elevations. Front elevations will be considered “significantly different” from one another if at least four (4) of the following nine (9) design conditions are met:
 - a. The placement of fifty (50) percent of windows and doors on the front elevation differ by at least a two (2) foot vertical or horizontal variation in size or location.
 - b. The use of different materials on the front elevation, such as, lap siding, board and batten, vertical siding, masonry, or other approved materials.
 - c. The location of a wall plane change differs by at least two (2) feet or more.
 - d. The location or size (either in width or depth) of the front porch differs by at least two (2) feet or more.
 - e. The garage loading configuration is different (i.e., porte-cochere, recessed, side load, etc.)
 - f. The style of roof differs significantly, such as gables, hips, or other roof styles.
 - g. The use of roof dormers.
 - h. A variation of building type: ranch, two-story, and split-level.
 - i. The architectural style and detailing differ (i.e., craftsman, prairie, farmhouse, etc.).
 - 2. Architectural Features
 - a. Requirement – Each single-family detached dwelling unit must provide architectural features from all categories within the menu set forth in Section 5.1.C.2.b below. The number of required features is determined by calculating the percentage of masonry provided on the front elevations and applying the required number of features set forth in the chart below. One architectural element can only count for one point within Section 5.1.C.2.b. Proposed features must be identified at the time of architecture review.

Required Number of Architectural Features Per Home in Relation to Percentage of Required Masonry on the Front Elevation		
	Net Facade Area Percent of Masonry	Total Minimum Number of Architectural Features in menu listed below
	Product Style	2-Story
1.	40% or more	7
2.	>33% – <40%	9
3.	>20% – <33%	10
4.	>10% – <20%	11
5.	0% – <10%	12

When homes are arranged in a cluster or a court format, the street facing elevation of the homes directly adjacent the right-of-way shall contain the front door and meet the requirements of a front elevation.

Masonry percentage shall be calculated using the net facade area on the front elevation, including gables, but excluding windows, doors, and garage doors.

b. Menu of Architectural Features

1) Garages and Driveways

- a) Porte-cochere treatment over driveway.
- b) Garage door or doors with windows.
- c) Minimum four (4) square feet of windows in the garage not on the door.
- d) An alternate loaded garage.
- e) Premium garage doors featuring stained wood, and/or the use of materials besides the typical 16 or 32 panel painted metal door.

2) Windows and Doors

- a) At least one (1) full-height two-story bay window (box or other).
- b) At least one (1) bay window.
- c) Identifiable window mullion patterns on at least seventy-five (75) percent of all windows.
- d) At least one (1) roof window dormer or a raised tower/vertical element, with a wall plane change, that is varying at least two (2) feet in height from adjacent elements.
- e) Decorative window trim heads and/or windowsills.
- f) At least two (2) clerestory windows, or windows with transoms above the main window.
- g) Front door with at least one (1) sidelight, transom window, or double door.
- h) A premium front door that integrates glazing or enhanced materials like stained wood/fiber glass, not just simply painting a solid front door.
- i) Ribbon windows consisting of two (2) or more horizontal rows of windows containing a minimum of three (3) windows each.
- j) Use of decorative shutters.

3) Porches, Patios, and Balconies

- a) Covered front porch wrapping around the side of a home a minimum of eight (8) feet back with a minimum porch depth of five (5) feet.
- b) Covered front or side porch with a minimum depth of six (6) feet, and a minimum floor area of at least fifty (50) square feet, including the 3'x3' stoop, only for houses that have a width less than or equal to thirty-two (32) feet.
- c) Covered front or side porch with a minimum depth of six (6) feet, and a minimum floor area of at least seventy-two (72) square feet, excluding the 3'x3' stoop, only for houses that have a width greater than thirty-two (32) feet.
- d) An uncovered front porch of at least eighty (80) square feet.
- e) Front porch column(s) with a minimum cross section of 8"x8". (Column dimensions will not be counted towards meeting minimum front porch size).
- f) Second story front or side balcony of at least twenty-five (25) square feet.
- g) Use of a decorative porch or balcony railings that are appropriate with the architectural style of the home.

4) Home Design

- a) Habitable floor area of at least 2,000 square feet. This feature cannot be credited towards the minimum number of features on a house with less than ten (10) percent masonry.
- b) Wing walls on front elevation.
- c) One (1) or more real or simulated chimneys.
- d) A public-facing elevation with at least three (3) wall plane changes, excluding bay windows and roof dormers.
- e) In addition to masonry otherwise required, continuous minimum three (3) foot high masonry base on all sides of the building (must match masonry height at corners for a minimum of two (2) feet before return to three (3) foot base (i.e., if six (6) foot high on front facade must include two (2) feet of six (6) foot high masonry at corner).
- f) The use of a second cladding material on the non-masonry wall area of public-facing elevation(s) and must be applied to an area greater than just the roof gables. (This includes textured panel, board and batten, shaker painted siding products, metal, or stained wood-look like siding products).
- g) The use of premium detail elements (extruded aluminum trim, precast trim elements, tongue and groove stained wood soffit board, etc.).
- h) Authentic architectural style such as Craftsman, Spanish Style, etc. as found in an architectural guidebook and approved in the architectural review process.
- i) Maintenance free materials approved by the Planning Director on at least ninety (90) percent of the total net facade area (must be provided and approved in the architectural review process).
- j) Certification as Energy Star® rated home (must be provided in the architectural review process).
- k) Registration as a Built Green home by Built Green Colorado™ (must be provided in the architectural review process).

- 5) Roofs
 - a) Metal, clay or concrete tile roof on accent features at a minimum.
 - b) Roofs facing the right-of-way with a slope of at least 6:12.
 - c) At least a twenty-four (24) inch roof overhang on the primary roof.
 - d) The inclusion of decorative brackets, gable end vents, exposed rafter ends, a change in siding types between the roof gable and the main body of the structure, or other similar architectural features.
3. Staggered Garage Setbacks – No two street-loaded single-family detached dwellings adjacent to one another shall have the same front garage setback. Adjacent setbacks shall vary by a minimum of two (2) feet. The front line of a garage will qualify in determining adjacent front setback staggers. Adjacent homes located on cul-de-sacs, eyebrows, or streets with a curve radius less than 300-feet shall not be subject to this requirement.
4. Building Facade Treatments
 - a. Single family detached dwelling units shall incorporate the use of strong vertical and/or horizontal reveals, off-sets, and three-dimensional detail between surface planes to create shadow lines and break up flat surface areas. The design should incorporate mitigating features to enrich the appearance of the project and provide a sense of human scale at the ground level that is inviting to the public.
 - b. Rear and side building elevations, including those facing adjoining residential areas or viewed from a right-of-way or an entryway into another building, shall be aesthetically enhanced with materials and details to match the front of the building.
5. Colors and Materials
 - a. All materials on front elevations shall extend down to be maximum of twelve (12) inches above grade to reduce the amount of exposed foundation. (except at a concrete front porch).
 - b. Material diversity is required. Unless a home is one hundred (100) percent masonry, a minimum of two different materials shall be incorporated in each model. Variations of applications of the same material, such as scallops, fish-scale and lap siding, will be counted as different materials for this requirement. These may be the same color or different colors depending on the style of the home. Allowed materials include:
 - 1) Concrete stucco or synthetic stucco;
 - 2) Brick or thinset brick;
 - 3) Stone or synthetic stone;
 - 4) Siding (excluding vinyl siding); and
 - 5) Other materials consistent with the foregoing.
 - c. The coverage of the second material does not need to be distributed evenly on all four sides of the home but shall be used on all public street facing elevations.
 - d. Material and color changes are not permitted at outside corners and must include a two (2) foot minimum wrap.

- e. Colors for the roof, body, windows, doors, and trim must be approved by staff at time of architectural review for specific products and neighborhoods.

6. Roofs

- a. Allowed roofing materials include architectural dimensional composite shingles with a minimum 30-year warranty, standing seam metal, slate, and tile.
- b. A minimum of three (3) roof colors must be offered for each development greater than fifty (50) homes. A minimum of two (2) roof colors must be offered for each development less than fifty (50) homes. Developments using tile roofs exclusively are exempt from having to offer a variety of tile colors.
- c. Unless appropriate for the architectural style, the minimum roof pitch of the main roof rise to run is 4 to 12. All sloped roofs shall include a minimum 12-inch overhang for a 4:12 pitch, a 10-inch overhang for a 5:12 pitch and an 8-inch overhang for a 6:12 pitch or greater.

7. Windows and Doors

- a. Windows and doors shall match the architectural style of each home. Entry sidelights are encouraged if appropriate to style.
- b. Window design shall be consistent with the style of the house and carried out on all four sides of any house adjacent to an arterial, collector, open space corridor, perimeter boundary, commercial, or office parcel.
- c. Greater than or equal to twelve (12) square feet of glazing per floor shall be provided on any public facing elevation.
- d. If the main door is not visible from the front elevation, at least one (1) feature from each of the following lists (Entry Callout and Front Elevation Enhancement) is required in addition to the features listed in the menu of architectural features.

1) Entry Callout

- a) Covered side porch with at least two (2) columns or a wraparound covered porch.
- b) Enhanced pathway to the entry door from the street.
- c) Wing wall, arbor or trellis entryway (without a gate) visible on the front elevation that identifies the path to the entry door.
- d) Roof element that wraps from the front to the side elevation that identifies the path to the entry door.

2) Front Elevation Enhancement

- a) A pop-out on the front elevation with enhanced detailing that can be either a bay or founded window.
- b) At least one (1) awning over a window on the front elevation.
- c) Glazing in the garage door.
- d) Corner windows on the front and side elevations

8. Decks and Columns – Decks and columns built by the initial builder shall be consistent and complimentary to the main structure in materials and style. All porch and deck columns greater than eight (8) feet above grade shall have a minimum cross section of 6"x6".
 9. Architectural Accents
 - a. Decorative louvers, vents, color bands, trim and other accents shall be incorporated at appropriate locations in order to provide interest on all sides of the building elevations. These accents shall be incorporated as appropriate on all sides of a house adjacent to an arterial, collector, open space corridor, perimeter boundary, commercial, or office parcel.
 - b. Trim shall be used when it is appropriate with the style of the building architecture. It shall be minimum of 1"x4" on sides of windows; 2"x6" on window heads; and 2"x8" or 2"x10" as horizontal accents when appropriate for building architecture. Trim is not encouraged when it will conflict with the materials and/or style of the building architecture (i.e., when stucco or stone is used). If trim is not used to frame windows and doors, then a frame that matches the architectural style of the home shall be applied. This must be provided during the architectural review process.
- D. Single-family Attached (Duplex and Townhome) Standards and Guidelines
1. Significantly Different Elevations
 - a. Duplexes placed within two (2) lots to or across the street (sharing a minimum fifty (50) percent or more street frontage) from other dwellings shall have significantly different front elevations. An elevation is considered as the entire building facade, not individual units, although individual unit facades shall be differentiated through architectural features. Elevations will be considered "significantly different" from one another if at least four (4) of the following nine (9) design conditions are met:
 - 1) The placement of fifty (50) percent of windows and doors on the front elevation differ by at least a two (2) foot vertical or horizontal variation in size or location.
 - 2) The use of different materials on front elevation, such as lap siding, board and batten, vertical siding, masonry or other approved materials.
 - 3) The location of a wall plane change differs by at least two (2) feet or more.
 - 4) The location or size (either width or depth) of the front porch differs by at least two (2) feet or more.
 - 5) The garage loading configuration is different (i.e., porte-cochere, recessed, side load, etc.).
 - 6) The style of the roof differs significantly, such as gables, hips, sheds, or other roof styles.
 - 7) Use of roof dormers.
 - 8) A variation of building types: ranch, two-story, and split-level.
 - 9) The architectural style and detailing differ (i.e., craftsman, prairie, farmhouse, etc.).
 - b. Townhomes are not required to be significantly different from each other, but townhomes within two (2) lots or across the street (sharing a minimum fifty (50) percent or more of street frontage) from each other shall have substantially different colors and materials.

2. Masonry Requirements and Architectural Features

- a. Requirement – Each front elevation must provide architectural features from all categories within the menu set forth in Section 5.1.D.2.b below. An elevation is considered as the entire building facade, not individual units. The number of required features is determined by calculating the percentage of masonry provided on the front elevations and applying the required number of features set forth in the chart below. One architectural element can only count for one point within Section 5.1.C.2.b. Proposed features must be identified at the time of architecture review.

Required Number of Architectural Features Per Duplex or Townhome Building in Relation to Percentage of Required Masonry on the Front Elevation		
	Net Facade Area Percent of Masonry	Total Minimum Number of Architectural Features in menu listed below
1)	40% or more	7
2)	>33% – <40%	9
3)	>20% – <33%	10
4)	>10% – <20%	11
5)	0% – <10%	12

Masonry percentage shall be calculated using the net facade area on the front elevation, including gables, but excluding windows, doors, and garage doors.

b. Menu of Architectural Features

1) Garages and Driveways

- A garage door with windows (for attached or detached garages).
- At least one hundred (100) square feet of patterned paving materials used in driveways or walks open to public view.
- A garage configuration other than a forward projecting garage, including; alley load, side load, or garage recessed either two (2) feet from the front wall plane of the living area or four (4) feet from the covered front porch.
- Premium garage doors featuring stained wood, and/or the use of materials besides the typical 16 or 32 panel painted metal door

2) Windows and Doors

- A front elevation with at least one (1) bay window for buildings with three (3) units or less, or two (2) bay windows for buildings with four (4) or more units.
- Identifiable window mullion patterns on at least seventy-five (75) percent of all windows.
- A front door containing one (1) sidelight or one (1) transom over the front door for all units.
- Premium front doors for all units with integrates glazing or enhanced materials like stained wood/fiberglass, not just simply painting a solid front door.
- Transom windows on at least 1/4 of the windows.
- At least one (1) large picture window (minimum size six foot by six foot - 6'x6') or bay window for buildings with three (3) units or less or two (2) picture windows for building with four (4) or more units.

- g) Decorative window trim heads and/or windowsills.
 - h) Decorative shutter on at least two (2) public facing windows for building containing three (3) units or less, or three (3) public facing windows for buildings with four (4) units or more.
- 3) Porches, Patios, and Balconies
- a) At least seventy-five (75) percent of units in a building featuring a fully landscape private yard of at least one hundred (100) square feet in addition to any other landscaped areas already required by these or other City standards at time of Development Permit. (Area should be outside any no plant zone adjacent to foundation).
 - b) At least seventy-five (75) percent of units in a building featuring an uncovered private outdoor patio or deck of at least eighty (80) square feet in floor area.
 - c) At least seventy-five (75) percent of units in a building featuring a covered front porch with a minimum depth of five (5) feet, and a minimum floor area of at least forty (40) square feet.
 - d) Front porch column(s) with a minimum cross section of 8"x8".
 - e) An upper level balcony of at least twenty-five (25) square feet.
 - f) Use of porch or balcony railings that are appropriate with the architectural style of the home.
- 4) Home Design
- a) A building with an average minimum habitable floor area of at least 1,400 square feet per unit.
 - b) An area equal to one hundred (100) percent of the first floor clad in stone or brick.
 - c) One (1) or more real or simulated chimneys.
 - d) All rain downspouts are enclosed within the walls of the building.
 - e) Public facing elevation(s) with at least one (1) wall plane change of at least two (2) feet, per unit, excluding bay windows or roof dormers.
 - f) The use of a second cladding on the non-masonry wall area of public facing elevation(s) and must be applied to an area greater than just the roof gables. (This includes textured panel, board and batten, and shaker painted siding products, metal, or stained wood-look like siding products).
 - g) The use of premium detail elements (extruded aluminum trim, precast trim elements, tongue and groove stained wood soffit board, etc.) as approved by the Metro District or HOA.
 - h) Authentic architectural style such as Craftsman, Spanish Style, etc. as found in an architectural guidebook and approved in the architectural review process.
 - i) Maintenance free materials on at least ninety (90) percent of the total net facade area (must be provided and approved in the architectural review process).
 - j) Certification as Energy Star® rated or equivalent for all units.

5) Roofs

- a) At least one (1) roof dormer containing a window for buildings with three (3) units or less, or two (2) roof dormers containing windows for buildings with four (4) or more units.
- b) Roofs facing the right-of-way with a slope of at least 6:12.
- c) Metal, clay, or concrete tile roof on accent features at a minimum.
- d) At least a twenty-four (24) inch roof overhang on the primary roof.
- e) Front elevation of the building contains at least three (3) distinct roof breaks.
- f) The inclusion of decorative brackets, gable end vents, or exposed rafter ends, or a change in siding types between the roof gable and the main body of the structure or other similar architecture features.

3. Building Facade Treatments

- a. No single townhouse building may exceed one-hundred and ninety-five (195) feet in length.
- b. Rear and side building elevations facing from a right-of-way, public open space or an entryway into another building, shall be aesthetically enhanced with materials and details to match the front of the building.
- c. Variations and staggering of facade planes and front vertical elements are required. Staggering of facade planes can help to differentiate between individual units.
- d. No street loaded garages within a single-family attached unit shall have the same street front garage setback. Adjacent garage setback shall vary by a minimum of two (2) feet.

4. Roofs

- a. Architectural dimensional composite shingles with a minimum thirty (30) year warranty, standing seam metal, slate, and tile roofs are allowed.
- b. A minimum of three (3) roof colors must be offered for each development greater than fifty (50) homes. A minimum of two (2) roof colors must be offered for each development less than fifty (50) homes. Developments using tile roofs exclusively are exempt from having to offer a variety of tile colors.
- c. Single-family attached buildings with flat roofs shall be designed to create visual interest by using variations in parapet height in various areas. Roof material and parapet height will be determined at Development Permit.
- d. The minimum roof pitch of the main roof rise to run is 4:12. Unless appropriate for the architectural style, all sloped roofs shall include a minimum twelve (12) inch overhang for a 4:12 pitch, a ten (10) inch overhang for a 5:12 pitch and an eight (8) inch overhang for a 6:12 pitch or greater.

5. Colors and Materials

- a. All materials on front elevations shall extend down to be a maximum of twelve (12) inches above grade to reduce the amount of exposed foundation (except at a concrete front porch).

- b. Material diversity is required. Unless a duplex or townhome is one hundred (100) masonry, a minimum of two (2) different materials shall be incorporated in each model. Variations of applications of the same material, such as scallops, fish-scale and lap siding, will be counted as different materials for this requirement. These may be the same color or different colors depending on the style of the home. Allowed materials include:
 - 1) Stucco or synthetic stucco;
 - 2) Brick or 'thinset' brick;
 - 3) Stone or synthetic stone;
 - 4) Siding (excluding vinyl siding); and
 - 5) Additional materials consistent with the foregoing.
 - c. The coverage of the second material does not need to be distributed evenly on all four (4) sides of the home but shall be used on all public street facing elevations.
 - d. Material and color changes are not permitted at outside corners. Two (2) foot masonry wraps are required.
 - e. Colors for the roof, body, windows, doors, and trim must be approved at time of Development Permit for specific products.
6. Windows and Doors
- a. Doors shall vary in style and match the architecture of each duplex and townhomes. Entry sidelights are encouraged.
 - b. Window design should be consistent with the style of the building, except picture windows, and carried out on all four sides of any house adjacent to an arterial, collector, open space corridor, perimeter boundary, commercial, or office parcel (e.g., divided light windows may be provided on a Victorian style home but not on a more contemporary style home).
 - c. Each elevation of each home shall have a minimum window area of twelve (12) square feet of glass area, not including the garage, basement or entry door windows. For example, the front elevation of a five (5) unit townhome building would require a total sixty (60) square feet of glass area, twelve (12) square feet per unit and the side elevation would require twelve (12) square feet (unless multiple units shared the side elevation).
 - d. If the main entry door on duplexes is not visible from the front elevation, at least one (1) feature from each of the following lists (Entry Callout and Front Elevation Enhancement) is required in addition to the features listed in the menu of architectural features.
 - 1) Entry Callout
 - a) Covered side porch with at least two (2) columns or a wraparound covered porch.
 - b) Enhanced pathway to the entry door from the street.
 - c) Wing wall, arbor or trellis entryway (without a gate) visible on the front elevation that identifies the path to the entry door.
 - d) Roof element that wraps from the front to the side elevation that identifies the path to the entry door.
 - 2) Front Elevation Enhancement

- a) A pop-out on the front elevation with enhanced detailing that can be either a bay or founded window.
- b) At least one (1) awning over a window on the front elevation.
- c) Glazing in the garage door.
- d) Corner windows on the front and side elevations.

7. Decks and Columns

- a. Decks and columns built by the initial builder shall be consistent and complimentary to the main structure in materials and style. All porch and deck columns greater than eight (8) feet above grade shall have a minimum cross section of 6"x6".
- b. Each individual duplex or townhome unit shall provide a private outdoor patio or deck area with a minimum floor area of fifty (50) square feet of useable area, excluding the stoop area.

8. Architectural Accents

- a. Decorative louvers, vents, color bands, trim, and other accents shall be incorporated at appropriate locations in order to provide interest on all sides of the building elevations. These accents shall be incorporated as appropriate on all sides of a house adjacent to an arterial, collector, open space corridor, perimeter boundary, commercial, or office parcel.
- b. Trim shall be used when it is appropriate with the style of the building architecture. It shall be minimum of 1"x4" on sides of windows; 2"x6" on window heads; and 2"x8" or 2"x10" as horizontal accents when appropriate for building architecture. Trim is not encouraged when it will conflict with the materials and/or style of the building architecture (i.e., when stucco or stone is used). If trim is not used to frame windows and doors, then a frame that matches the architectural style of the home shall be applied. This must be provided during the architectural review process.

E. Multi-family Architectural Standards and Guidelines

1. Building Form

- a. Facade articulation and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long monotonous walls.
- b. All multi-family buildings shall be designed to provide complex massing configurations with a variety of wall and roof planes. Unbroken wall and roof planes of fifty (50) feet or more are not allowed.
- c. Buildings of five (5) stories or less shall be horizontally articulated at every two (2) floors using decorative banding, a change of siding material and/or color, or sloping roof planes. Buildings of five (5) or more floors shall employ similar design devices, except that the occurrence of horizontal articulation above the third floor may be more widely spaced.

2. Masonry Requirements and Architectural Features

- a. Each multi-family building must provide architectural features from the menu set forth in Section 5.1.E.2.b below. The number of required features is determined by calculating the percentage of

masonry provided on the front elevations and applying the required number of features set forth in the chart below. Proposed features must be identified at time of architecture review.

Required Number of Architectural Features Per Multi-Family Building in Relation to Percentage of Required Masonry on the Front Elevation		
	Net Facade Area % of Masonry	Total Minimum Number of Architectural Features in menu listed below
1)	40% or more	7
2)	>33% – <40%	9
3)	>20% – <33%	10
4)	>10% – <20%	11
5)	0% – <10%	12

Masonry percentage shall be calculated using the net facade area on the front elevation, including gables, but excluding windows, doors, and garage doors.

b. Menu of Architectural Features

- 1) The average rentable (or saleable) living area of all units in the building is at least 900 square feet.
- 2) The building's main roof is pitched with at least a 6:12 slope.
- 3) The building's main roof is clad with clay or concrete tiles.
- 4) The building's main roof is pitched with at least five (5) distinct ridgelines, at least two (2) of which are at least two (2) feet apart in height and two (2) of which are at right angles to others.
- 5) At least two (2) ends of the building step down one story or more in height.
- 6) At least fifty (50) percent of the units in the building have an outdoor balcony of at least forty (40) square feet in size.
- 7) All building elevations contain at least three (3) distinct wall planes separated from each other by at least two (2) feet.
- 8) At least fifty (50) percent of the units are provided with an attached or detached, minimum one-car garage.
- 9) Enclosed designated parking space in a common garage.
- 10) The addition of shutters or awning feature (or similar) on at least 25% of all public facing windows.
- 11) All rain downspouts are enclosed within the walls of the building.
- 12) At least six (6) bay or picture windows (minimum size six foot by six foot – 6'x6') per multi-family building.
- 13) At least two (2) real or simulated chimneys on an exterior wall.

3. Detached Garages and Carports shall be designed using the same materials, colors, and architectural styles as the primary structure. The minimum percentage of masonry used garage elevation shall match the minimum percentage of masonry to match the primary structure if located along an arterial, collector, or open space.
4. Architectural Features – All multi-family buildings shall incorporate at least two (2) of the following design elements throughout each elevation:
 - a. Variations in color, material, texture and/or patterned surfaces;
 - b. Massing breaks, projections, recesses, and reveals in exterior building walls;
 - c. Window fenestration; and
 - d. Varying roof changes in parapet height.
5. Roofs
 - a. Architectural dimensional composite shingles with a minimum thirty (30) year warranty, standing seam metal, slate, and tile roofs are allowed for pitched roofs.
 - b. Flat roofs are allowed on multi-family buildings. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height in various areas. Roof material and parapet height will be approved with future CSP/DP.
 - c. The minimum roof pitch of the main roof rise to run is 4:12. Unless appropriate for the architectural style, all sloped roofs shall include a minimum twelve (12) inch overhang for a 4:12 pitch, a ten (10) inch overhang for a 5:12 pitch and an eight (8) inch overhang for a 6:12 pitch or greater. Rooflines should vary between buildings in order to avoid repetitive design and to create diversity within the neighborhood.
6. Colors and Materials
 - a. Material diversity is required. Unless a multi-family building is one hundred (100) percent masonry a minimum of two (2) different materials shall be incorporated.
 - 1) Allowed primary materials include:
 - a) Stucco or synthetic stucco;
 - b) Brick or 'thinset' brick;
 - c) Stone or synthetic stone;
 - d) Siding (excluding vinyl siding);
 - e) Integrally colored architectural Concrete Masonry Units; and
 - f) Additional materials consistent with the foregoing.
 - 2) As accent materials only:
 - a) Metal;
 - b) Architectural Tile;
 - c) Wood; and
 - d) Additional materials consistent with the foregoing.

- 3) The coverage of the second material does not need to be distributed evenly on all four (4) sides of the building but must be used on all public street facing elevations.
 - 4) Material and color changes are not permitted at outside corners. Two (2) foot masonry wraps are required.
 - 5) Colors for the roof, body, windows, doors, and trim must be approved with future CSP/DPs for specific products or neighborhoods.
- b. Windows and Entryways
- 1) The entrance to the building and/or unit shall be clearly defined and pedestrian in scale. Landscape areas shall be oriented and focused on the entrance to the building. To encourage the provision of front porches or stoops a permitted encroachment into setbacks is permitted for stairs leading to primary, front and side entries.
 - 2) Window design shall be consistent with the architectural style of the building and carried out on all four sides.
 - 3) Stairways shall be integral to the architecture of the building and shall not “stick out” from the building envelope.
- c. Architectural Accents
- 1) Decorative louvers, vents, color bands, trim, and other accents shall be incorporated at appropriate locations in order to provide interest on all sides of the building elevation. These accents shall be incorporated as appropriate on all sides of a building.
 - 2) Trim shall be used when it is appropriate with the style of the building architecture. It shall be minimum of 1”x4” on sides of windows; 2”x6” on window heads; and 2”x8” or 2”x10” as horizontal accents when appropriate for building architecture. Trim is not required when it will conflict with the materials and/or style of the building architecture (i.e., when stucco or stone is used). If trim is not used to frame windows and doors, then a frame that matches the architectural style of the home should be applied. This must be provided during the architectural review process.

6 LANDSCAPE STANDARDS AND GUIDELINES

6.1 GENERAL LANDSCAPE STANDARDS AND GUIDELINES

- A. Intent – The intent of these landscape standards is to provide the framework for an appealing visual aesthetic throughout Parterre. These minimum requirements will ensure a uniform appearance for each area within the community.
- B. Applicability – All public and applicable private improvements shall conform to the provisions in the current City of Thornton “Standards and Specifications” and the Code for the design and construction of these improvements except where an alternative to the “Standards and Specifications” and the Code has been included in these PD Standards.
- C. Mitigation – Any existing plant material removed in the development of the site will be mitigated per Code, and plant material to remain will be evaluated by a certified arborist at time of the Development Permit process for health and safety and protected during construction, per Code.
- D. Plant Types – Landscape areas should include a combination of living plant materials including trees, shrubs, annual plants, perennials, vines, grasses, and/or ground cover. Non-living, durable materials commonly used in landscaping such as, but not limited to, wood mulches, rocks, crusher fines, pebbles, sand, water features, and decorative paving, may also be used in landscaped areas. Primary plant material should be drought tolerant and xeric plant species should be used whenever practical and shall meet the City of Thornton’s Standards and Specifications.

6.2 PUBLIC LANDSCAPED AREAS

- A. Applicability – Public landscaped areas are defined in this section and shall include any landscaped area that is maintained by the City, homeowner’s association (HOA and/or BOA), or Metro District.
- B. Drainages and Detention Areas
 - 1. Drainage channels shall be visually incorporated through landscape, open space fencing, and neighborhood trail connections. The drainage channel outside of the Urban Drainage landscape improvements shall be landscaped at one (1) TE/3,000 square feet. Landscape should be located in natural clusters outside of the trail corridor.
 - 2. Detention ponds shall be landscaped at a minimum of one (1) TE/3,000 square feet. All TE requirements for pond areas are based on the square footage of the overall area of the pond tract or bowl and rim area if not a separate tract. They should remain separate from the drainage landscape requirement.
- C. Trail Corridors
 - 1. Trail corridors shall be incorporated into drainage areas through the parkway median system and through landscape corridors provided within the community.
 - 2. Trail corridors shall be landscaped at one (1) TE/30 linear feet. The area within the ten (10) feet of both sides of the trail shall be considered the trail corridor. Trail corridors located within drainage ways shall be landscaped in addition to the required drainage tree equivalences.
 - 3. Two (2) trail corridor types shall be in Parterre:

- a. Regional trails located within the Todd Creek drainage way. Regional trail corridors shall be at least thirty (30) feet wide within an easement dedicated to the City at the time of Plat.
 - b. Neighborhood trails provide neighborhood access to parks and regional trails, but do not include on-street sidewalks. Neighborhood trail corridors shall be at least twenty (20) feet wide.
- D. Landscaped Areas – Landscaped areas shall be landscaped at one (1) TE/600 square feet. Landscaped areas include the following:
 - 1. Common Landscape Areas – Residential development common landscape areas include all landscaped area outside of private lots for single-family detached and single-family attached, and outside of buildings for multi-family. Commercial, office, hospital, and mixed-use development common landscape areas include all landscaped area outside of buildings. Except parking lot islands, right-of-way and detention ponds which have separate requirements.
- E. Public/Private Streetscape
 - 1. All landscaping and fencing improvements within the City rights-of-way must be reviewed and approved through the DP process.
 - 2. All public streets shall provide require (1.5) TE/40 linear feet on center in six (6) foot minimum tree lawns. Tree lawn may decrease in width when adjacent to a turn lane and shall follow City Standards.
- F. Medians and Roundabouts
 - 1. Arterial medians shall be landscaped at one (1) TE per fifteen (15) linear feet.
 - 2. Roundabouts (inside roundabout island) shall be landscaped at a rate of one (1) TE/300 square foot.
 - 3. Parkway medians less than thirty (30) feet wide shall be landscaped at one and a half (1.5) TE for every fifteen (15) linear feet.
 - 4. Parkway medians over thirty (30) feet wide shall be landscaped at one (1) TE/1,000 square feet plus one (1) TE every fifty (50) linear feet abutting rights-of-way on either side of the median. Parkway medians shall have trail connections to adjacent neighborhoods.
- G. Parks – Neighborhood Parks shall be landscaped at one (1) TE/1,000 square feet for a park under two (2) acres, one (1) TE/2,000 square feet for a park over two (2) acres, one (1) TE/3,000 square feet for a park over five (5) acres.

6.3 PARKING LOT AND LOADING DOCK LANDSCAPING AND SCREENING

- A. Parking Lot Islands – Shall meet Code landscaping requirements.
- B. Screening
 - 1. Parking Lot Screening
 - a. Parking lots must be screened from adjacent residential property to achieve a minimum height of four (4) feet of screening. A combination of landscaping, walls, or berms may be used to achieve the desired height.

- b. Parking lot screening shall be integrated into adjacent setbacks and street frontages. Evergreen trees should be planted in odd numbered groups with spacing between individual trees not to exceed fifteen (15) feet on center.
2. Loading Dock Screening – Loading docks shall be screened at two (2) TE/30 linear feet with seventy-five (75) percent evergreen species.
3. Outdoor Storage Screening – All outdoor storage shall be screened with a combination of deciduous and evergreen landscaping and/or walls to screen storage areas. Fences may be used in combination, screen fencing, may be used in a combination with landscaping as well.

6.4 RETAINING WALL REQUIREMENTS

- A. Where appropriate, retaining walls should be provided by the builder/developer to keep slopes within acceptable ranges. No retaining wall shall exceed six (6) feet in height. Height exceptions may be approved by the City Manager or his or her designee at the time of MDP.
 1. A minimum two (2) feet or one-half ($\frac{1}{2}$) the height of the wall, whichever is greater, of separation is required between multiple retaining walls and should be landscaped at one (1) TE/50 linear feet or one (1) TE/450 square feet, whichever is greater. In instances where wall tiers cannot be landscaped due to constructability, landscape requirements will be determined at the time of MDP.
 2. Walls over four (4) feet are required to be designed by a professional engineer and are subject to additional review.
 3. Retaining walls shall be constructed of materials and colors to maintain consistency with architecture, signage, and landscape.

6.5 PLANT MATERIAL REQUIREMENTS

- A. One (1) tree equivalent is equal to one (1) tree, ten (10) five-gallon shrubs or grasses, or twenty (20) one-gallon grasses or thirty (30) one-gallon qualifying perennials.
- B. Minimum sizes for all plant material:
 1. Shade Trees – 2½ inch caliper
 2. Ornamental Trees – 2-inch caliper (single-stem) or 6-foot tall (clump)
 3. Evergreen Trees – 6-foot height minimum
 4. All Shrubs – 5-gallon container
 5. Ornamental Grasses – one-gallon container
 6. Groundcover, Annuals, Vines, and Perennials – No restrictions, TE credit only for qualifying plant material in one-gallon containers.
- C. Public Walks – Thorny plant material shall not be located adjacent to public walks, plazas, or gathering spaces.
- D. Seeded Area Regulation – In accordance with City of Thornton Native Seed Standards and Specifications and Maintenance Standards.

E. Turf Area Regulations

1. Turf areas will be separated from planting beds using edger or sidewalk.
2. No turf shall be planted in strips less than six (6) feet in width.
3. Plantings of turf shall be discouraged in areas around hydrants, tree trunks, or above ground valves or utilities.
4. Large areas of turf where no activity or pedestrian circulation occurs are discouraged. In place of these areas, mulched plantings are recommended to maintain a green and water efficient landscape. Where additional turf areas are desired, alternate turf species that tolerate circulation, extended drought, and/or provide for reduced maintenance requirements are encouraged.
5. Artificial turf is permitted within rear and side yards where it is not directly visible from right-of-way.

F. Non-Living Materials Regulations

1. A minimum of seventy-five (75) percent of the required landscape area shall be covered by living plant materials at maturity. Plant materials provided in Section 6.5 are considered living materials. Up to twenty-five (25) percent of the area required landscape area may be covered with non-living material such as, mulch, rock, crusher fines, or other approved non-living materials. This does not apply for residential lots.
2. Within the natural zone such as drainage and detention the overall area shall be native and naturalized grasses.

6.6 IRRIGATION REQUIREMENTS

- A. See Section 2.1 C.3. Otherwise, all development must comply with the City's irrigation system water conservation requirements. Where Parterre design standards differ, the City Code and Standards and specifications must be followed.

6.7 RESIDENTIAL LANDSCAPE STANDARDS

A. Single-family Detached Lots (not including tree lawns)

1. Standard Front Lot Landscape – The following lot types shall provide the listed quantities of on lot landscaping.
 - a. SFD-Standard – Two (2) trees and ten (10) shrubs per lot
 - b. SFD-Small – One (1) tree and five (5) shrubs per lot
 - c. Motor Court – One (1) tree and ten (10) shrubs per lot
2. Front yard landscaping shall be installed by the builder and shall be maintained by the homeowner or HOA. The builder is required to provide front yard landscaping for all homes including trees within tree lawns adjacent to lot. Side yards shall be included where visible from the ROW (i.e., corner lots).

B. Single-family Attached Lots (not including tree lawns)

1. Standard Front Lot Landscape – The following lot types shall provide the listed quantities of on lot landscaping.

- a. Duplex – One (1) tree and five (5) shrubs per lot
- b. Townhome – One (1) tree per two lots and five (5) shrubs per lot
- 2. The builder is required to provide all landscaping for all homes in single-family attached developments except private areas inside fences.
- C. Multi-family – multi-family development shall be landscaped in accordance with the Code.
- D. Street Tree Spacing – One (1) tree every 35' to 40'.

6.8 NON-RESIDENTIAL AND MIXED-USE LANDSCAPE STANDARDS

- A. Intent –The landscaping in each non-residential development should be designed for beauty, safety, pedestrian accessibility and aesthetics. Accent plantings help break up building facades and define pedestrian areas.
- B. General Requirements
 - 1. Non-residential and Mixed-Use development minimum landscape area (including landscape, sidewalks, courtyards, seating areas, plazas, and other areas designed for pedestrian areas which do not include private patios, etc.) shall be a minimum of twenty-five (25) percent of the total development area.
 - 2. Non-residential development shall be landscaped in accordance with Section 6.2. and with materials as described in Section 6.2 - 6.6.

7 COMMUNITY DESIGN ELEMENTS

7.1 GENERAL REQUIREMENTS AND GUIDELINES

- A. Intent – Community design elements play an important role in a well-planned community. Community design elements include signage, monumentation, and fencing that are designed and function in an aesthetic, uniform, and effective manner. By pre-planning the community design elements, a theme can be chosen with quality materials selected. Designing within a theme creates an identifiable and cohesive community.

7.2 SIGNAGE

A. General Requirements

1. Final signage designs shall be submitted in conjunction with a DP.
2. All traffic signage will meet MUTCD standards per the Parterre Traffic Study and will be approved by the City.
3. Non-standard ROW signage shall be maintained by the HOA or Metro District
4. Temporary signage is allowed per the Code at time of approval.
5. Marketing signage must be presented to the City in plan and elevation for review and approval by the Planning Director.
6. All signage shall be positioned so that it is in clear sight of pedestrians and/or vehicles.
7. Wall mounted commercial signage facing directly into a residential area and not separated by a street shall not be illuminated.

B. Project Identification and Community Monumentation

1. Community monumentation shall be erected throughout the project to provide identity and create a unique sense of place. Any community monumentation must include accent lighting and decorative landscape. Community monumentation is permitted as follows:
 - a. Primary project monumentation shall be constructed at entries into Parterre along major roadways and in community parks within Parterre. The maximum sign height for any primary project monumentation is twenty-five (25) feet.
 - b. Secondary monumentation may be constructed at local and/or collector entry points to neighborhoods within Parterre. The maximum sign height for any secondary monumentation is twelve (12) feet.
2. Monumentation materials may include rough cut stone, smooth stone, various metal types, dome or lattice form, poured in place concrete, stucco, acrylic, pre-cast caps, etc.

3. Community Signage

- a. Signage for parks, trails, educational areas, and other amenity areas within each neighborhood shall be of a similar make and style of the monumentation within each neighborhood. These signs should maintain a consistency in style and form to maintain proper wayfinding and hierarchy.
- b. The following types of signs are allowed at Parterre: project identification/monument; joint tenant identification; wall mounted; blade; window; fascia/canopy mounted; banner or streetscape sign; and project directories/kiosks.
 - 1) Joint Tenant Signs will be freestanding signs located on commercial, multi-family, or mixed-use projects within each development area for the purpose of identifying occupants of the premises on which the sign is located. Joint tenant signs shall be ground mounted. Two (2) joint tenant signs shall be allowed per public street or highway frontage that abuts the property. Maximum signage height of thirty (30) feet.
 - 2) Wall signs may be incorporated into the facade of commercial, multi-family, and mixed-use buildings.
 - 3) Project directories and informational kiosks may be located within each development area as appropriate.
 - 4) Blade, window, and canopy signs may be incorporated into the architecture of the subject building(s).
 - 5) Streetscape banners and flags are allowed in Parterre and may be located with pedestrian pole lights, incorporated into monumentation, streetscapes, and within pedestrian spaces. Banners and flags are not permanent signage, but may be used for events, seasonal decoration, etc.
4. Any sign permitted hereunder will be regulated in accordance with the provisions set forth in Article VII, Division 1 of the Code.
5. Temporary signs will be permitted in accordance with Article VII, Division 6 of the Code as adopted and amended.

7.3 FENCING AND SCREENING

A. Fencing Types

1. Perimeter Fencing shall be allowed as follows:
 - a. Solid masonry fence pursuant to Section 2.1 C.2 when adjacent single-family planning areas
 - b. Solid wood fence, minimum six (6) feet in height.
2. Adjacent to E-470, single-family detached, and single-family attached planning areas shall have a minimum six (6) foot masonry fence (may include concrete panels), pursuant to Section 2.1 C.2.
3. Internal fencing up to six (6) feet in height may be located within side and rear yard of residential properties and shall be of consistent design per planning area. When homes are arranged in a cluster or court format and the front door is facing the right-of-way, fencing between the right-of-way and the adjacent primary structure is restricted to front yard fencing requirements.
4. Internal fencing within the front yard of residential properties is permitted so long as it open-style, no taller than four (4) feet in height, and is a consistent design per planning area.

5. Internal Fencing abutting parkways, common landscape tracts, open space and parks shall be open fencing and may have an optional wire mesh as approved in a DP. The City manager or designee may grant exceptions for specific areas during the DP process if it is not detrimental to the design of the community.
 6. A cohesive and unified landscape buffer shall be provided along E-470 per Landscape Sections 6.2 – 6.6 and shall include both evergreen and deciduous plant material.
- B. General Requirements
1. A fence may not be located within a floodplain.
 2. Allowed Fence Materials; wood and/or metal.
 - a. If wood is used it shall be construction grade two (2) or better.
 3. Fence posts shall have a minimum size of four-inches by four-inches (4"x4") and set in a minimum ten (10) inch diameter concrete pier, extending a minimum of two (2) feet deep.
 4. Vertical fence boards or pickets shall be a minimum of 5/8 inch (in actual thickness).
 5. Any fence that is out of plumb by more than one (1) inch per foot of height, not to exceed six (6) inches out of plumb, or does not meet the wind load standards of the City's Building Code shall be repaired or replaced set forth with the standards in this guide.
 6. Any span of fence that has a gap created as a result of more than one missing or broken picket, rail, or post that was a component of the original design of the fence shall be repaired with similar material.
 7. If a fence is single-sided and has exposed framing, the exposed framing side shall face the interior yard.

7.4 LIGHTING

- A. Lighting shall be a consistent design aesthetic throughout Parterre. The style of light standards and fixtures shall support the community theming and branding and be compatible with the character of the architecture and landscape architecture proposed for the site.
- B. Lighting Types
1. Unless otherwise state, Lighting types shall be in accordance with Code.
 2. Parkway Lighting – Parterre's Collector Parkway system shall utilize a thematic streetlight and match pedestrian lighting. Lighting design will be selected at time of Development Permit.

7.5 NEIGHBORHOOD DESIGN ELEMENTS

- A. Roundabouts and medians shall be designed to move vehicular and pedestrian traffic safely and efficiently while providing visual enhancements and focal points for the community. Monumentation and other design elements may be incorporated into roundabouts as focal points.
- B. The Sinclair gas easement will be incorporated into the community by allowing a trail corridor along its length and linking the local trail into the regional trail network whenever logical.

8 CIRCULATION STANDARDS AND GUIDELINES

8.1 GENERAL STANDARDS

- A. All public improvements shall conform to the provisions in the City Standards and Specifications, as amended from time to time, for the design and construction of public improvements, except as otherwise specified in these PD Standards.
- B. Roadway layouts depicted in the ODP are conceptual and subject to approval at time of future CSP for the development.
- C. Roadway cross-sections shown on the ODP and discussed in these standards are subject to change to accommodate the Standards and Specifications at time of approval of future CSP.
- D. The location and characteristics of access points shall be determined with future CSPs, SUBs, and Development Permits, and shall follow the City Code. All planning areas of the development will be required to have two (2) points of access. Access to arterials will be limited as much as possible.
- E. Additional right-of-way dedications will be identified at future CSPs to accommodate for turn lanes, etc. not shown in the ODP.

8.2 STREET STANDARDS (PUBLIC AND PRIVATE)

- A. Arterial Roads – All arterial roads abutting Parterre will be designed according to City of Thornton standards and specifications.
- B. Collector Roads – All Collector roadways will be designed according to City of Thornton standards and specifications, unless approved otherwise. See Roadway Sections in the ODP/CSP.
 - 1. Collector roadways with parkway and medians internal to Parterre include Parterre Parkway North which intersects 152nd Avenue and Quebec Street and Parterre Parkway South which intersects 144th Avenue and Holly Street. Final design to be determined at future CSPs and construction documents to be approved by the City.
 - 2. Parkway create green space that link the surrounding neighborhoods to arterials while creating value for the community by emphasizing the garden concept. See Landscape and Recreation Standards within this document (Sections 6 and 9) for more information on parkways.
- C. Local Roads – All Local roadways will have detached sidewalks and be designed according to City of Thornton standards and specifications, unless approved otherwise. See Roadway Sections in the ODP/CSP.
 - 1. Curve radii shall be a minimum one-hundred and fifty (150) foot radius, or minimum ninety (90) foot radius with knuckles. See Typical Local Road with Knuckle Detail, Roadway Sections sheet in the ODP/CSP.
 - 2. Local roadways shall utilize a modified grid design where possible. A modified grid shall generally include parallel streets.
- D. Street Loaded Loop Lanes (Private) – See Roadway Sections in the ODP/CSP.
 - 1. No more than twelve (12) lots are allowed on a single loop lane.

2. The furthest point of the loop lane from the edge of the street it connects to may not exceed one-hundred and fifty (150) feet unless an adequate fire turn-around/hammerhead is provided, unless otherwise allowed by the local fire district.
 3. The common landscape area of the loop lane must be a minimum of twenty (20) feet wide as measured from the edge of pavement of the loop lane road to the back of right-of-way on the adjacent public street.
 4. On a two-way loop lane, parking is only allowed as lay-by or perpendicular parking, provided fire lane width is accommodated.
 5. Loop lanes may be one way on which angled parking will be permitted in addition to lay-by and/or perpendicular parking.
 6. Sidewalks are not required on the loop lanes.
 7. Loop Lanes shall be maintained by the HOA or Metro District.
- E. Private Streets and Drives – See Roadway Sections in the ODP/CSP.
1. Private street standards that vary from the street sections of the Parterre ODP/CSP and the City of Thornton Code requirements may be proposed at the time of the Development Permit for that parcel.
 2. The Developer and/or Builder is responsible for the coordination of the construction and pavement design with Development Engineering and Fire Department for private drives, motor courts, and alleys. Pavement designs shall be approved prior to paving.
 3. Private streets and drives shall be maintained by the HOA or Metro District.
 4. Minimum fire access easement of twenty (20) feet for buildings under thirty (30) feet in height, and twenty-six (26) for buildings over thirty (30) feet in height.
 5. Minimum turning radius on any portion of the private street and drive that doubles as a fire lane is twenty-five (25) feet inside, fifty (50) feet outside, unless otherwise approved by the City of Thornton Fire Department.
 6. Private drives may not exceed a seven (7) percent grade.
 7. Parking on private drives can be accommodated with on-street parallel parking or in parking pockets.
 8. Sidewalks are not required on private drives.
- F. Motor Courts (Private) – See Roadway Sections in the ODP/CSP
1. No more than ten (10) lots on a single motor court.
 2. Motor courts may not exceed one-hundred and fifty (150) feet in length unless an adequate fire turn-around/hammerhead is provided, unless otherwise allowed by the City of Thornton Fire Department.
 3. Parking is not allowed on the motor court unless lay-by or perpendicular parking is incorporated into the site plan.
 4. The motor courts shall be maintained by the HOA unless agreed to be maintained by the Metro District.

5. Sidewalks are not required on motor courts.
 6. The cross section of the motor court shall be an inverted crown and may be composed of concrete or pavers and shall be determined at the time of CSP. HOA or Metro District will be responsible for maintenance of pavers and replacement of disturbed pavers due to any City-owned utility maintenance or repair.
 7. Utility easements will be provided as necessary.
- G. Alleys (Private) – See Roadway Sections in the ODP/CSP
1. Alley separation to local street intersection shall be a minimum of one hundred (100) feet measured centerline to centerline.
 2. Alley pavement width, when not required to serve as a fire lane, shall have a minimum width of sixteen (16) feet.
 3. Utility easements will be provided as necessary.
 4. Alleys shall be maintained by the HOA or Metro District.

8.3 PEDESTRIAN CIRCULATION

A. Sidewalks

1. Pedestrian circulation within Parterre will be accommodated primarily by detached sidewalks along roadways. By keeping the pedestrian walkways and the roadways within the same corridor, the activity level along the street is maximized.
2. The modification of the collector street section to include sidewalk and parkway trails detached from the road inside an eight-four (84) foot wide parkway median creates a safe, efficient, and lively street scene. See Recreation Section 9.0 for more information on Collector Parkways.
3. Sidewalk widths shall be provided per the cross sections in the ODP/CSP.

B. Bike Lanes – On-street bike lanes will be provided on Collector Parkways. Where on-street bike lanes are not provided, an off-street shared bike path/sidewalk route will be provided.

C. Trails

1. At-grade, unsignalized trail crossings at arterial streets are prohibited. The developer will align trails so that they cross at signalized intersections.
2. Connections shall be required from the internal sidewalks within the residential subdivision to the sidewalks along Arterial streets and Neighborhood and Regional trails.
3. In addition to the sidewalks and trails within roadway corridors, regional trails shall be provided along the Todd Creek Drainage corridors and within the E-470 right-of-way. See the trail map in the ODP/CSP. Final trail layout will be determined at Development Permit and Civil CDs.
 - a. Regional Trails – Minimum width of ten (10) feet concrete, to be constructed by the Metro District.

- b. Neighborhood Trails – Minimum width of six (6) feet concrete for heavy traffic areas, and six (6) feet paved or crusher fine surface in lower traffic areas, to encourage pedestrian circulation within the community. Final design to be determined at Development Permit.

8.4 TRAFFIC CALMING

- A. Traffic calming measures shall be incorporated into each Planning Area CSP according to the City of Thornton Traffic Calming Policy or Standards. The following traffic calming measures may be incorporated into the design in order to satisfy Traffic Calming requirements; roundabouts, medians, raised crosswalks, and street layouts.
 - 1. Roundabouts will be located at key intersections along parkways, as necessary.
 - 2. Raised Pedestrian Crossings will be implemented at regional trail crossings, uncontrolled intersections, and midblock crossings within Parterre and at major pedestrian crossings near school locations.
 - 3. Medians will be located along stretches of collectors to aid in pedestrian crossing and add to aesthetic interest, where feasible. The use of medians should be used in conjunction with other traffic calming implementations to further improve pedestrian connectivity.
 - 4. All streets with medians shall have median breaks every quarter ($\frac{1}{4}$) mile at a minimum, when feasible.
 - 5. Curb Extensions will be located along collectors. Landscaped area between the sidewalk and road shall be landscaped with vegetation over eight (8) feet or under eighteen (18) inches in height. The narrowed portion of the street shall maintain a minimum width of twenty (20) feet.
 - 6. Local street lengths shall not exceed eight hundred (800) feet without a speed control structure implemented, unless otherwise approved. Collector lengths shall not exceed fifteen hundred (1500) feet without a speed control structure implemented, unless otherwise approved.

9 RECREATION AND DEDICATION STANDARDS

9.1 INTENT

- A. Plan and develop an interconnected parks and open space system with parks, parkways, recreation facilities, and trail corridors that provide a diverse range of outdoor activities for residents and visitors to enjoy.
- B. Preserve and enhance the existing major drainages and wetlands on the site to the extent approved by UDFCD and USACOE. To create opportunities for active (trails) and passive recreational and educational uses to occur along the existing drainages.
- C. Create opportunities for active recreation that add to the existing, nearby recreation facilities and the overall parks and open space system.

9.2 PUBLIC LAND DEDICATION (PLD)

- A. Public Land Dedication (PLD) for Parterre will be satisfied per the City of Thornton requirements. The items listed in this section are required and will be counted towards PLD requirements at the time of individual CSP or DP applications. A chart shall be provided within each individual CSP or DP stating PLD provided. Excess PLD in one Planning Area, including the improved Drainage Corridor, may be applied to other Planning Areas on the respective side of E-470, either proactive or retroactively. See multi-family, PD Standards for more information on private recreation and amenities.
- B. Two (2) Parkways; one on each side of E-470, shall include the following elements:
 - 1. Themed gardens (i.e. ornamental tree bosques, raised garden beds, unique sculptural elements, seasonal-color themed landscape plantings including shrubs, ornamental grasses, and perennials, etc.)
 - 2. Plaza or gathering area with enhanced concrete, seating, and unique shade sail structure with decorative elements consisting of; colorful shade sails, lighting elements, and decorative poles. Shade sails shall be a min. of one hundred and forty four (144) square feet.
 - 3. Five (5) foot wide concrete trail with a four (4) foot crusher fines trail, including lighting, seating, dog pick-up, bike racks, trash/recycle
- C. Drainage Corridors, improved on both sides of E-470, shall include the following elements:
 - 1. Seating areas along the Todd Creek regional trail or other drainage corridor paved trails shall be provided, at a rate of one (1) per three-hundred (300) linear feet of trail. Each seating area shall provide an opportunity to sit through the use of a bench or unique seating element.
 - a. Some of these seating areas shall be enhanced to gathering areas which are located throughout drainage corridors. All gathering areas shall have a minimum level surface of 150 square feet, a trash receptacle, land contouring, landscape boulders, and nearby natural plantings. The following gathering area and additional improvements shall be provided:
 - 1) Todd Creek Drainage Way (North of E-470) – Six (6) Gathering Areas Two (2) of the gathering areas shall contain a shelter or trellis with a minimum size of one hundred (100) square feet, a six (6) person picnic table, and two (2) unique seating elements. Two (2) of the gathering areas shall contain a four (4) person picnic table and two (2) unique seating elements. Two (2) of the gathering areas shall contain two (2) unique seating elements.

- 2) Drainage Way between PA-4A and PA-4B (South of E-470) – Three (3) Gathering Areas. One (1) of the gathering areas shall contain a shelter or trellis with a minimum size of one hundred (100) square feet, a six (6) person picnic table, and two (2) unique seating elements. One (1) of the gathering areas shall provide a four (4) person picnic table and two (2) unique seating elements. One (1) of the gathering areas shall contain two unique seating elements.
 2. Restoration/native plantings (grasses and plants)
 3. Enhanced native seed areas with swaths of native perennials/meadow forbs
 4. Regional concrete trail (10' wide) with supplemental crusher fines trail (6' wide) connecting local and regional parks (on one side of the corridor)
 5. Interpretive and/or historical signage at a rate of one (1) sign per seven-hundred and fifty (750) linear feet (on one side of the corridor)
- D. Three (3) uniquely themed and programmed Neighborhood Parks. Each Neighborhood Park shall include the following items:
1. Minimum 225 square foot uniquely themed shelter and act as an architectural feature (except the Neighborhood Park in PA 6 shall have a minimum 625 square foot shelter(s))
 2. Minimum 2,000 square foot playground structure that meets city design guidelines
 3. Parks will be designed to maximize usable area for residents. Any areas where steep slopes may occur will be positioned to minimize impacts. When needed, retaining walls will be added to accommodate recreation amenities.
 4. Four (4) picnic tables
 5. Trails and sidewalks
 6. Benches
 7. On-street parking
 8. Signage
 9. Minimum of two of the following: basketball component; bocce ball court; pickle ball court; tennis court.
 10. Multi-use sport field or open turf area
 11. The following items must be included in one of the three Neighborhood Parks
 - a. Tree bosque or arboretum
 - b. Amphitheater-style seating
- E. Two (2) recreation centers. Each recreational center shall include the following minimum items: Office(s), outdoor pool, flex space, kitchen and/or catering room, restrooms and lockers, covered outdoor areas, off-street parking, and site furniture.
1. Parterre's primary Recreation Center will be in PA-2C and will be open to all residents of Parterre. This center will also include fitness equipment, a basketball component, indoor bike and gear repair

room (including tools, work bench and repair stand). This recreation center shall not count towards the overall PLD of Parterre.

2. The secondary recreation center will be located south of E-470; which will be open to residents of Parterre. This recreation center may count toward PLD using the following calculation: the dollar value of the improvements shall be converted to acres using the cash-in lieu value of \$1.50 per square foot. The acres will then be adjusted to reflect the percentage of residents served within the CSP area. This calculation shall be included on the CSP.

F. Pocket Parks

1. Builder/Developer(s) of individual single-family detached and single-family attached planning areas will be required to dedicate and construct pocket parks. Pocket parks are required as follows:
 - a. 0-100 units = 1 pocket park
 - b. 101-200 units = 2 pocket parks
 - c. 201-300 units = 3 pocket parks, etc.
2. Pocket parks shall be a minimum size of one-quarter ($\frac{1}{4}$) acre. Pocket parks can be combined into one (1) large park to meet the minimum pocket park requirement. For example, one three-quarter ($\frac{3}{4}$) acre park would equal three (3) individual one-quarter ($\frac{1}{4}$) acre pocket parks.
3. Pocket Parks shall meet City of Thornton standards unless an equivalent alternative amenity package is approved in the ODP/CSP process.

G. Plugged and Abandoned Well Areas

1. These areas may be included within neighborhood parks and pocket parks but will not count towards PLD. Park areas outside of the 50'x50' setback shall count towards PLD.
2. Developers shall provide COGCC regulatory proof from COGCC or environmental engineer that areas are environmentally safe and may be considered usable and productive space.

10 OIL AND GAS WELL STANDARDS

10.1 GENERAL OIL AND GAS WELL STANDARDS

- A. Oil and Gas Development shall meet the requirements outlined in Article X of the City of Thornton Development Code, as adopted and amended.
- B. Abandoned flow lines shall be removed.
- C. Operating Well Setbacks
 - 1. Setbacks from surface operational oil and gas facilities shall meet distances established in the Code and City standards.
- D. Operating Oil and Gas Buffering
 - 1. The operating wells located on the Parterre site will be buffered with landscape and berms. The landscape plan shall be subject to review by the well operator at time of Development Permit. The landscaped berm shall be provided within the well setbacks and follow the COGCC requirements.
 - 2. The well equipment shall be contained within a minimum six (6) foot high chain link or decorative metal fence with access gates for trucks, pumping machinery, etc. Fence shall be setback from well equipment to allow adequate room for activity within the fence.
 - 3. Outside of the fenced area within the setback a minimum four (4) foot high berm shall be constructed. The berm shall be landscaped at one (1) TE per six hundred (600) square feet and the setback area outside the berm shall be landscaped at one (1) TE per three thousand-five hundred (3500) square feet. A minimum fifty (50) percent of the landscape material shall be evergreen.
 - 4. Access roads to fenced well areas will be provided and integrated into the landscape. The “road” shall be a minimum twenty (20) feet wide and either paved, grass pave or crusher fines surface and shall be approved by the Fire Department at Development Permit.

10.2 GENERAL PLUGGED AND ABANDONED WELL STANDARDS

- A. P&A'd wells shall be located within a restricted tract with a minimum size of 50'x50' buffer or within ROW. The Developer or operator will provide a COGCC Form 6 and/or environmental engineer confirmation that said area is safe for public and private use, at the time of subdivision.
- B. Setbacks from P&A'd well head locations to a structure required to obtain a certificate of occupancy shall be no less than fifty (50) feet.
- C. Within P&A'd well setback, landscaping and outdoor elements are allowed including but not limited to trees, shrubs, sod and seed, hard and soft trails, etc.
- D. When located in a ROW, P&A'd wells shall be marked with a structure or designation acceptable to the City and COGCC. P&A'd wells within the ROW may be approved at the time of the Subdivision Plat based on plan and profiles of each location (utility spacing, well marking, etc.).

PARTERRE

OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN, AMENDMENT NO.2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET INDEX

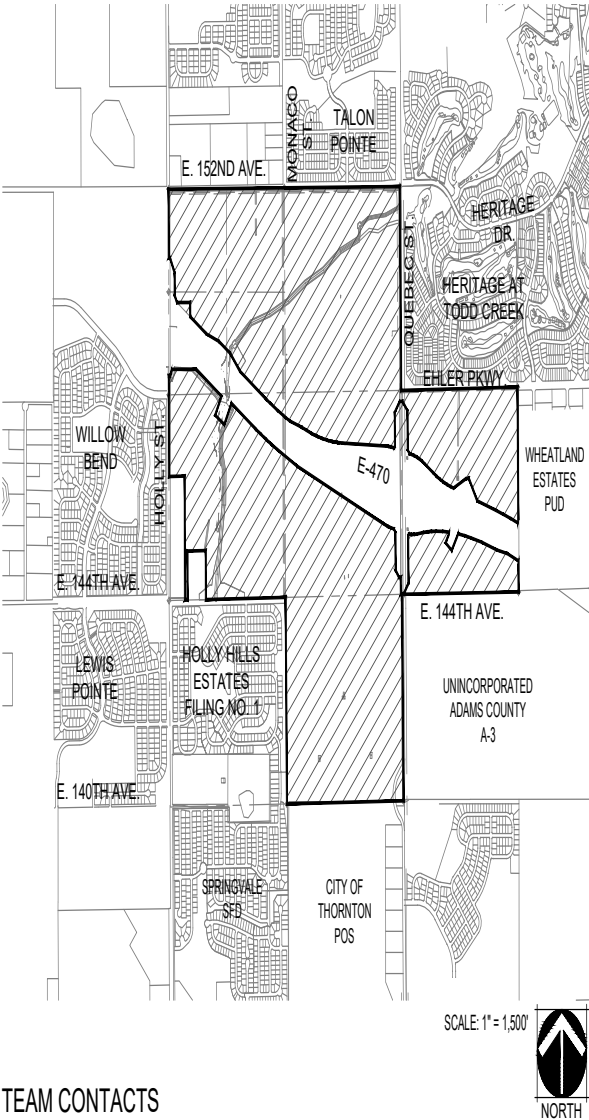
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LEGAL DESCRIPTION

PARTERRE OVERALL DEVELOPMENT
PLAN/CONCEPTUAL SITE PLAN, AMENDMENT
NO. 2

TRACTS A, B, C, D, E, F, G AND H, INCLUSIVE;
TRACTS J, K, L, M AND N, INCLUSIVE; TRACTS
P, Q, R, S, T, U, V, W, X, Y AND Z, INCLUSIVE;
TRACTS AA, BB, CC, DD, EE, FF, GG AND HH,
INCLUSIVE AND TRACTS JJ, KK, LL AND MM,
INCLUSIVE, PARTERRE SUBDIVISION, AS PER
THE PLAT THEREOF RECORDED MAY 4, 2011
AT RECEPTION NO. 2011000028945,
COUNTY OF ADAMS,
STATE OF COLORADO

VICINITY MAP



GENERAL NOTES

- THE DEPUTY CITY MANAGER OF CITY DEVELOPMENT OR DESIGNEE MAY AUTHORIZE MINOR CHANGES OR ADJUSTMENTS THROUGH AN ADMINISTRATIVE AMENDMENT TO THE APPROVED ODP/CSP AND PD STANDARDS AND SUBSEQUENT CSPs IN RESPONSE TO ALTERATIONS NEEDED WHEN SPECIFIC APPLICATIONS ARE SUBMITTED. THESE CHANGES CAN INCLUDE (BUT ARE NOT LIMITED TO) THE RECONFIGURATION, RELOCATION, OR A REORIENTATION OF BUILDING PAD SITES, LOTS, PARKING AREAS, ROADS AND COMMON LANDSCAPE AREAS. MINOR AMENDMENTS TO THE PD STANDARDS AND ODP/CSP MUST MEET THE INTENT OF THE PROJECT AS STATED IN SECTION 1.4
- CSPs FOR PLANNING AREAS 1A, 1B, 2A, 2B ARE INCLUDED. ALL OTHER PLANNING AREAS WILL BE PROCESSED WITH FUTURE CSP SUBMITTALS.
- A PERMIT WILL BE REQUIRED FROM E-470 FOR ANY ENCROACHMENT OR DISTURBANCE TO E-470 R.O.W. PRIOR TO CONSTRUCTION.
 - ARCHITECTURAL INTENT**
ALL ARCHITECTURE SHALL MEET OR EXCEED THE DESIGN STANDARDS SET FORTH IN THE PARTERRE PD STANDARDS AND CITY OF THORNTON MUNICIPAL CODE IN EFFECT AT TIME OF THE ARCHITECTURAL REVIEW.
 - REGIONAL TRAILS**
THE CITY OF THORNTON SHALL MAINTAIN THE INTEGRITY OF THE CONCRETE SURFACE OF REGIONAL TRAILS. THE HOME OWNERS ASSOCIATION/METRO DISTRICT SHALL BE RESPONSIBLE FOR THE ADJACENT LANDSCAPING AND DAY TO DAY MAINTENANCE SUCH AS SNOW, GRAFFITI AND TRASH REMOVAL INCLUDING REGIONAL TRAILS WITHIN THE E470 RIGHT-OF-WAY, UNLESS REQUESTED OTHERWISE BY E470.
 - SIGHT VISIBILITY TRIANGLES**
SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED ON ALL CORNER LOTS AND PUBLIC ACCESS LOCATIONS WITHIN THIS SUBDIVISION. THESE TRIANGLES SHALL CONFORM TO SECTION 18-567 OF THE CITY OF THORNTON DEVELOPMENT CODE. ANY ITEMS TO BE LOCATED WITHIN THE SIGHT TRIANGLES SHALL COMPLY WITH THE VISUAL OBSTRUCTION REGULATIONS OUTLINED IN THE CITY OF THORNTON DEVELOPMENT CODE SECTIONS 18-567 (B).
 - PUBLIC IMPROVEMENTS**
PUBLIC AND PRIVATE LANDSCAPING, IRRIGATION AND PARK CONSTRUCTION IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS IN THE CURRENT CITY STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AS WELL AS THE PROVISIONS IN THE PD STANDARDS.
 - LANDSCAPE CONSTRUCTION PLANS**
CONSTRUCTION PLANS, IN CONJUNCTION WITH A MINOR DEVELOPMENT PERMIT APPLICATION, FOR PARKS AND TRAILS ARE REQUIRED TO BE SUBMITTED TO ENGINEERING AND PLANNING PRIOR TO CONSTRUCTION. WATER-WISE CONCEPTS SHALL BE IMPLEMENTED FOR THE LANDSCAPE PLANS.
 - SUBDIVISION QUALITY ENHANCEMENTS**
EACH SUBDIVISION WITHIN PARTERRE WILL BE REQUIRED TO HAVE THREE (3) SUBDIVISION QUALITY ENHANCEMENTS, THE FOLLOWING APPROVED FOR EACH SUBDIVISION:
 - ALL DEDICATED STREET WITHIN PARTERRE WILL HAVE DETACHED SIDEWALKS WITH TREE LAWNS (SEE CROSS SECTIONS ON ODP/CSP).
 - A MASONRY OR PRECAST CONCRETE PANEL WALL SYSTEM WITH REGULARLY SPACED COLUMNS ALONG ALL ABUTTING MAJOR OR MINOR ARTERIALS WHEN ADJACENT TO SFD AND SFA LAND USES. PRECAST CONCRETE WALLS SHALL INCLUDE DETAILING SUCH AS SCORE LINES, TEXTURED FINISHES, FORM LINER PATTERNS, INTEGRAL COLOR OR SURFACE APPLIES STAIN COLORING WITH ADDITIONAL DETAILING INCLUDED AT PROJECT ENTRY POINTS.
 - ALL LANDSCAPED AREAS WITHIN PARTERRE SHALL USE IRRIGATION EMISSION DEVICES THAT ARE DESIGNED TO ACHIEVE A MINIMUM OF EIGHTY PERCENT (80%) DISTRIBUTION UNIFORMITY FOR ALL TURF AND BED AREAS (EXCLUDING NATIVE SEED AREAS). IRRIGATION SYSTEMS SHALL BE DESIGNED WITH HEAD-TO-HEAD COVERAGE FOR ALL MANICURED TURF AREAS. DRIP IRRIGATION SHALL BE USED WITHIN BED AREAS. SMART CONTROLLERS SHALL BE USED FOR ALL COMMON PUBLIC AND PRIVATE LOT/TRACT LANDSCAPE AREAS. SMART CONTROLLERS SHALL UTILIZE EITHER SOIL MOISTURE SENSING OR WEATHER-BASED DEVICES TO AUTOMATICALLY ADJUST SCHEDULING. ALL IRRIGATION COMPONENTS SHALL BE APPROVED AT THE TIME OF MDP.
 - LANDSCAPE MAINTENANCE**
METRO DISTRICTS OR HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN COMMON FENCING, COMMON LANDSCAPE, AND POCKET PARKS. THE CITY OF THORNTON IS RESPONSIBLE FOR MAINTENANCE OF ARTERIAL MEDIANS.
 - STANDARD FLEXIBILITY STATEMENT**
DURING SUBSEQUENT REVIEWS ASSOCIATED WITH THE ACTUAL DEVELOPMENT OF THE SITE IDENTIFIED IN THE PARTERRE CSP, THE DEPUTY CITY MANAGER OF CITY DEVELOPMENT MAY ALLOW FOR MINOR ADJUSTMENTS IN THE FINAL SITE PLAN, SUBDIVISION PLAT, AND FINAL LANDSCAPE PLAN AND ASSOCIATED FINAL ENGINEERING DOCUMENTS. THE CHANGES TO THE DEVELOPMENT WOULD BE DUE TO ACTUAL SITE CONDITIONS, UNFORESEEN TECHNICAL ISSUES INVOLVING INFRASTRUCTURE ON THE SITE AND CHANGES TO THE BUILDING PRODUCTS PREVIOUSLY IDENTIFIED OR DESCRIBED ON THE CSP GRAPHIC AS APPROVED.

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CASSIE SLADE

CHECKED BY:
DRAWN BY:
NOT FOR CONSTRUCTION



Issue Date: 10/25/2024 - ODP-CSP AMND 02
Revision Date: 01/31/2025 - ODP-CSP AMND 02

Sheet Title
COVER
SHEET

Sheet Number
1 OF 23

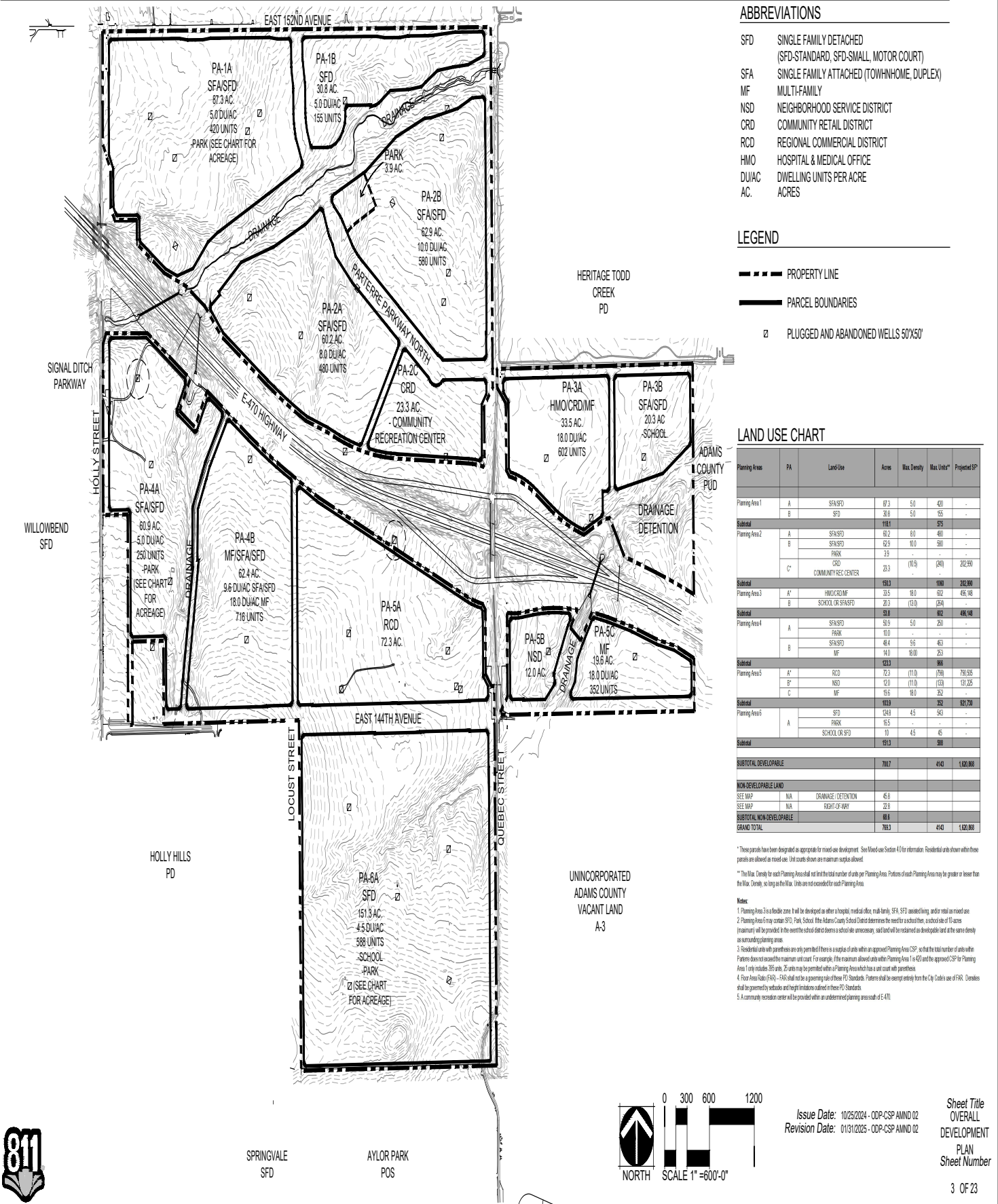
PARTERRE

PARTERRE

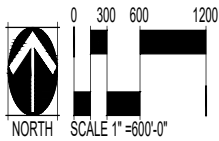
OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN, AMENDMENT NO.2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

OVERALL DEVELOPMENT PLAN



CHECKED BY:
DRAWN BY:
NOT FOR CONSTRUCTION



Issue Date: 10/25/2024 - ODP-CSP AMND 02
Revision Date: 01/31/2025 - ODP-CSP AMND 02

Sheet Title
OVERALL
DEVELOPMENT
PLAN
Sheet Number

PARTERRE

OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN, AMENDMENT NO.2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CSP LAND USE SUMMARY

Planning Area (PA)		Acres	Max. Density	Max. Units	Land Use	Front vs. Alley Load	Actual Units	Actual Density
Planning Area 1	A	87.3	5.0	420	SFD - 60' Lots *	Front	93	
					SFD - 50' Lots *	Front	146	
					SFA Duplex - 40' Lots *	Front	160	
Subtotal		87.3	5.0	420			399	4.6
Planning Area 1	B	30.8	5.0	155	SFD - 50' Lots	Front	122	
Subtotal		30.8	5.0	155			122	
Total PA-1		118.1	4.9	575			521	
Planning Area 2	A	60.2	8.0	480	SFD - 60' Lots *	Front	27	
					SFD - 50' Lots *	Front	32	
					SFA Duplex - 40' Lots *	Front	38	
					SFD - 32' Lots	Alley	99	
					SFA Townhome - 20' Lots	Alley	235	
Subtotal		60.2	8.0	480			431	7.2
Planning Area 2	B	62.9	9.2	580	SFD - Motor Court	Front	184	
					SFA Duplex - 35' Lots	Front	154	
					SFA Townhome - 20' Lots	Alley	219	
					Park	-	-	
Subtotal		62.9	9.2	580			557	8.9
Total PA-2		123.1	8.6	1060			988	8.0
TOTAL		241.2	6.8	1635			1509	6.3

* - Denotes Age-Targeted Units

ALLEY VS. FRONT LOAD

Product Type (Planning Areas 1A, 1B, 2A, 2B)	Units	Percentage
Alley Loaded	553	37%
Front Loaded	956	63%

CSP PROPOSED PLD

Planning Area	Units	Residents per household	# of Residents	PLD Required (AC.)	Proposed PLD Tracts	Proposed PLD Area (AC.)
PA-1A	399	2.86	1,141	11.41	Dog Park (Tract L)	0.77
					Pocket Parks (Tracts C*, D*, & J)	3.74
PA-1B	122		349	3.49	Pocket Park (Tract F)	0.78
PA-2A	431		1,233	12.33	Pocket Parks (Tracts Q* and W)	1.29
					Neighborhood Park (Tract A)	3.95
PA-2B	557		1,593	15.93	Pocket Parks (Tracts E*, Q, EE and MM)	1.57
Total	1,509		4,316	43.16	Todd Creek Drainage (Tract D and M)	28.24
					Parterre Parkway North (Tract A, B and C)	2.84
Total						43.18
*PLD Surplus (AC.)						0.02

NOTE: SURPLUS PLD AREA MAY BE APPLIED TO FUTURE PLD REQUIREMENTS.
* TOTAL TRACT AREA PER WELL RESTRICTIONS

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Issue Date: 10/25/2024 - ODP-CSP AMND 02
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CSP LAND USE SUMMARY
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PARTERRE

OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN, AMENDMENT NO.2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

TRACT TABLE PA-1A					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
A	84,240	1.93	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
B	92,871	2.13	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
C	61,199	1.41	PARK (0.80) / ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
D	19,970	0.46	PARK (0.40)	HOA / METRO DISTRICT	HOA / METRO DISTRICT
E	13,200	0.30	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
F	16,986	0.39	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
G	42,980	0.99	DRAINAGE / LSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
H	43,898	1.01	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
J	110,655	2.54	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
K	47,837	1.10	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
L	33,485	0.77	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
M	638,680	14.66	PARK / DRAINAGE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
N	7,791	0.18	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
P	13,200	0.30	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Q	7,803	0.18	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TOTAL	1,206,001	27.69			

TRACT TABLE PA-1B					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
A	72,862	1.67	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
B	40,253	0.92	ACCESS / LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
C	26,280	0.60	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
D	717,711	16.48	PARK / DRAINAGE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
E	64,034	1.47	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
F	33,970	0.78	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
G	11,173	0.26	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
H	3,657	0.08	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TOTAL	969,740	22.26			

TRACT TABLE PA-2A					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
A	69,194	1.59	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
B	14,080	0.32	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
C	13,129	0.30	LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
D	57,966	1.33	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
E	5,687	0.13	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
F	17,781	0.41	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
G	4,981	0.11	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
H	2,186	0.05	LANDSCAPE		
J	12,027	0.28	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
K	70,166	1.61	UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
L	700	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
M	2,186	0.05	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
N	24,757	0.57	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
P	9,671	0.22	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Q	37,224	0.86	PARK (0.797)	HOA / METRO DISTRICT	HOA / METRO DISTRICT
R	9,058	0.21	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
S	17,468	0.40	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
T	3,612	0.08	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
U	17,873	0.41	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
V	969	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
W	21,367	0.49	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Y	500	0.01	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Z	21,170	0.49	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
BB	2,052	0.05	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
DD	15,547	0.36	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
EE	1,654	0.04	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
FF	34,554	0.79	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
GG	4,065	0.09	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
HH	700	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
JJ	700	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT

TRACT TABLE PA-2A					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
LL	2,521	0.06	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
MM	707	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
NN	700	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
PP	27,199	0.62	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
QQ	2,823	0.06	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TT	700	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
VV	16,434	0.38	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
WW	7,712	0.18	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
XX	700	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
YY	11,308	0.26	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
ZZ	42,265	0.97	ACCESS / LSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
AAA	19,225	0.44	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
BBB	85,285	1.96	LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TOTAL	759,237	17.45			

TRACT TABLE PA-2B					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
A	172,400	3.95	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
B	27,429	0.63	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
C	4,266	0.10	LANDSCAPE		
D	84,417	1.94	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
E	13,670	0.31	PARK (0.193)	HOA / METRO DISTRICT	HOA / METRO DISTRICT
F	11,035	0.25	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
G	7,287	0.17	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
H	8,924	0.16	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
J	7,761	0.18	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
K	9,157	0.21	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
L	8,710	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
M	9,720	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
N	9,720	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
P	3,092	0.07	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Q	22,803	0.52	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
S	9,709	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
T	9,720	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
U	9,720	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
V	9,720	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
W	9,720	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
X	3,093	0.07	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Y	41,888	0.96	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Z	10,158	0.23	LANDCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
AA	9,430	0.22	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
BB	8,244	0.19	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
CC	8,244	0.19	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
DD	4,680	0.11	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
EE	14,015	0.32	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
FF	1,496	0.03	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
GG	2,492	0.06	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
HH	9,978	0.23	ACCESS / LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
JJ	1,437	0.03	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
KK	5,053	0.12	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
LL	4,751	0.11	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
MM	22,984	0.53	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
	595,903				

TRACT TABLE PA-2B					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
NN	1,043	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
PP	23,373	0.54	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
QQ	6,694	0.15	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
SS	9,537	0.22	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
UU	4,243	0.10	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
VV	1,544	0.04	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
XX	1,800	0.04	LANDSCAPE / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
YY	1,714	0.04	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
ZZ	22,539	0.52	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
BBB	1,616	0.04	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
DDD	1,774	0.04	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
FFF	33,556	0.77	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
GGG	840	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
HHH	6,391	0.15	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
JJJ	720	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
LLL	720	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
NNN	2,272	0.05	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
PPP	720	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
QQQ	720	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
SSS	16,547	0.38	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TTT	38,133	0.88	ACCESS / UTILITY	HOA / METRO DISTRICT	HOA / METRO DISTRICT
VVV	576	0.01	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
XXX	720	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
ZZZ	720	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
AAAA	3,667	0.08	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
DDDD	720	0.02	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
FFFF	3,528	0.08	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
GGGG	3,020	0.07	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
HHHH	21,606	0.50	LANDSCAPE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TOTAL	785,247	18.03			

TRACT TABLE PARTERRE PARKWAY					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
A	35,078	0.81	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
B	72,107	1.66	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
C	16,247	0.37	PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TOTAL	123,432	2.84			

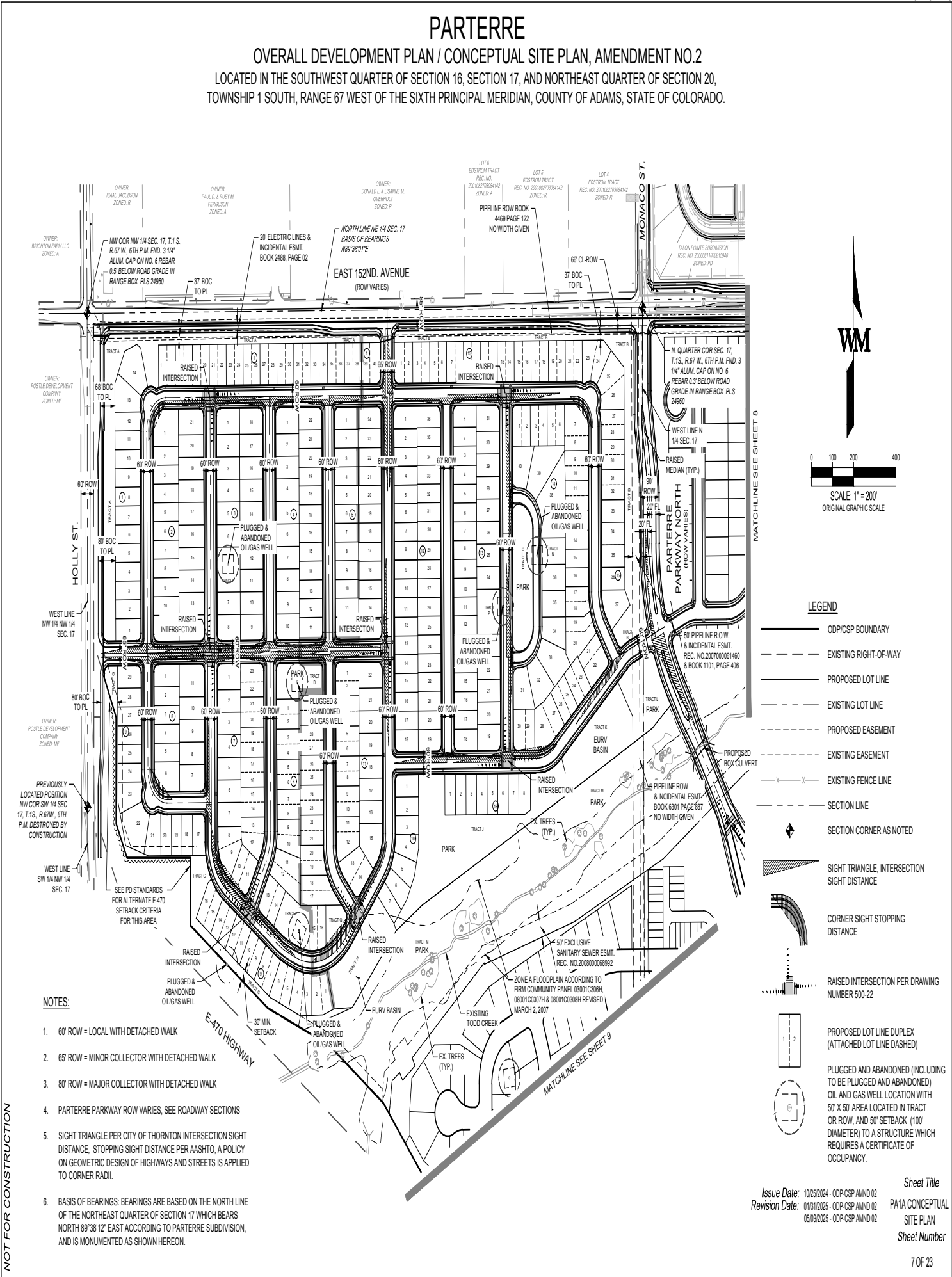
TRACT TABLE RECREATION CENTER - N.A.P.					
TRACTS	SQ. FT.	ACRES	USES	OWNER	MAINTENANCE
	205,665	4.72	PARK / RECREATION CENTER	HOA / METRO DISTRICT	HOA / METRO DISTRICT

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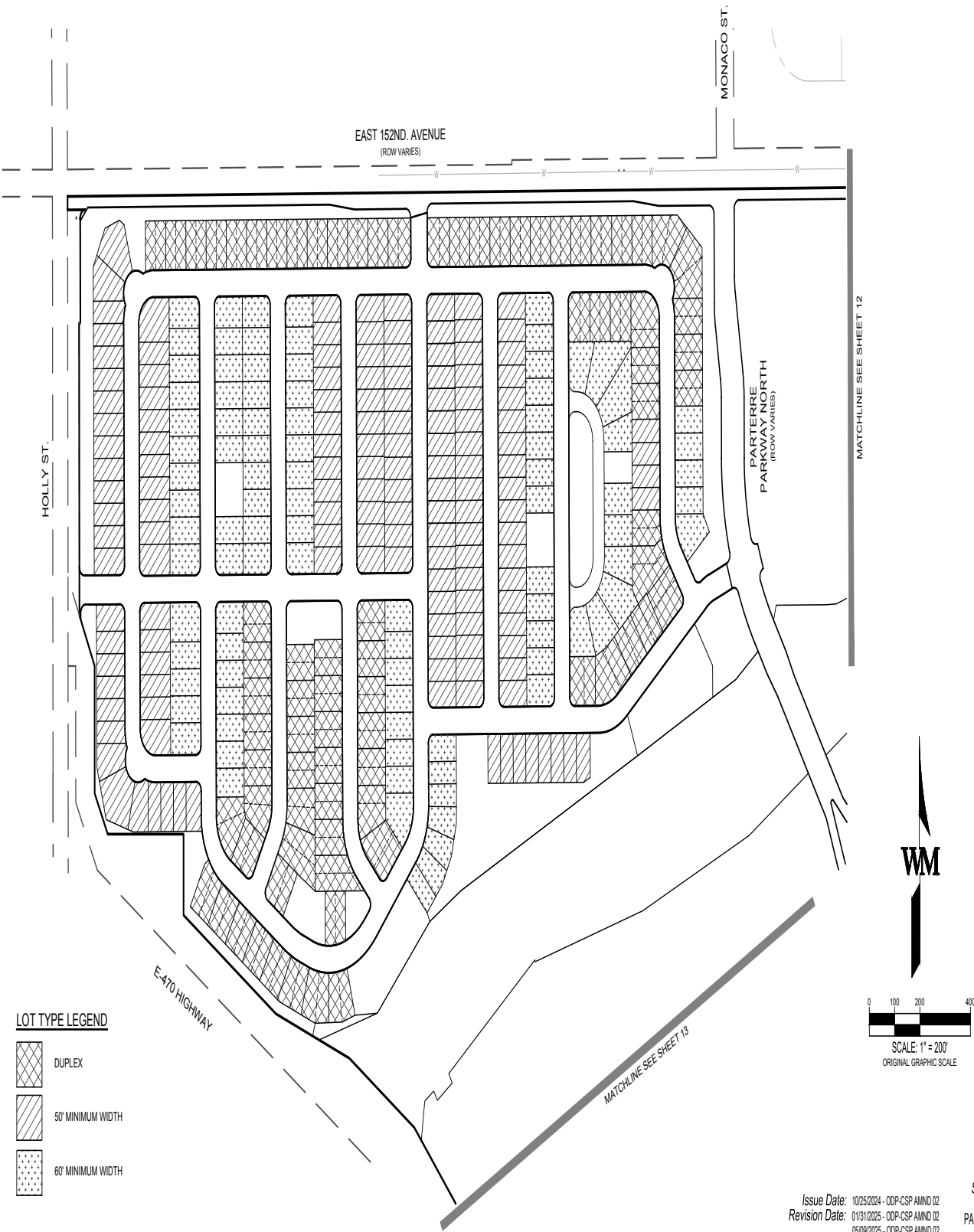
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PLZ202401710

PARTERRE

OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN, AMENDMENT NO.2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.



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PA1A LOT TYPE

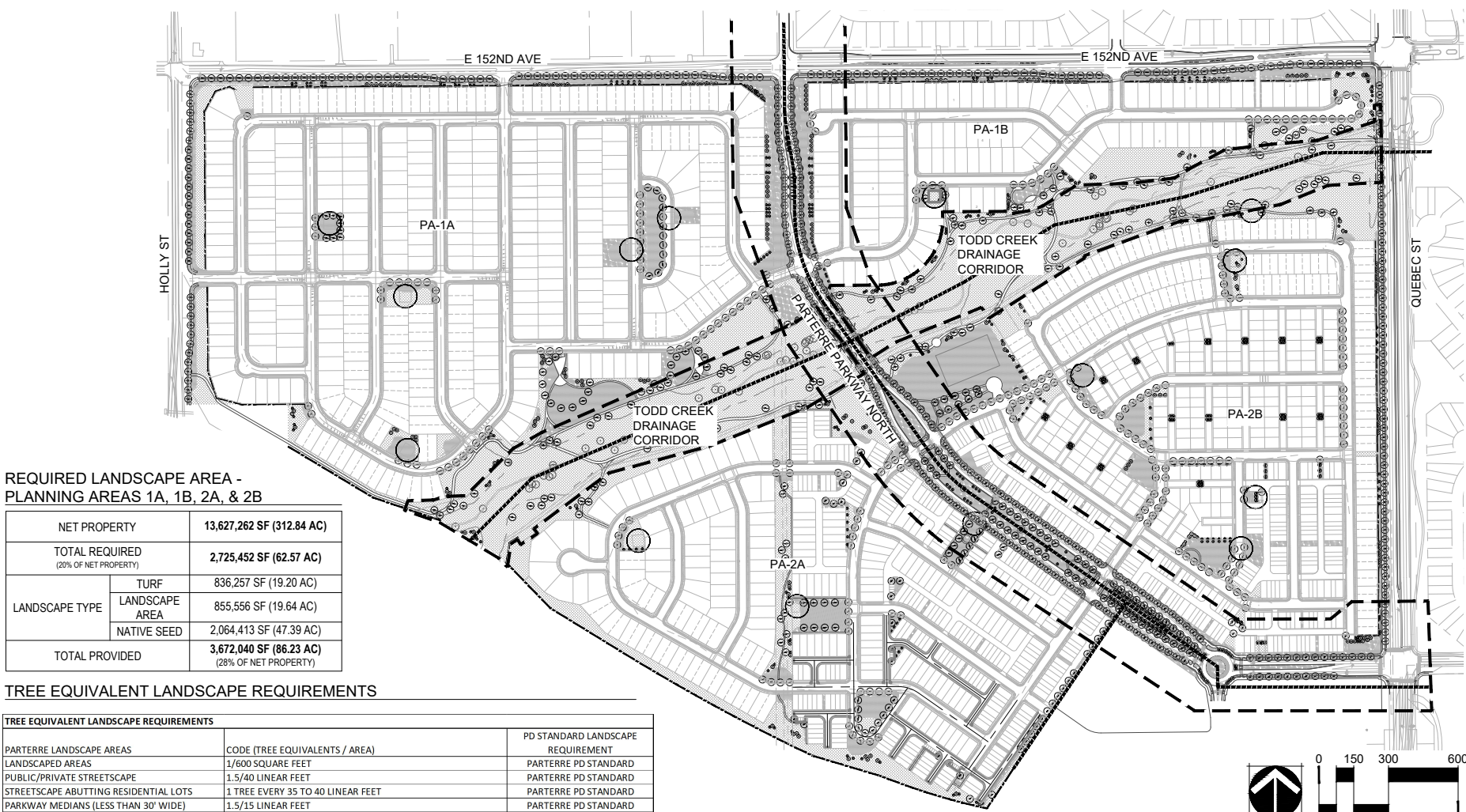
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PARTERRE

PARTERRE
OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN, AMENDMENT NO.2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

OVERALL LANDSCAPE PLAN



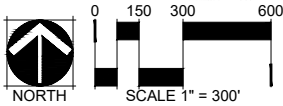
REQUIRED LANDSCAPE AREA -
PLANNING AREAS 1A, 1B, 2A, & 2B

NET PROPERTY		13,627,262 SF (312.84 AC)
TOTAL REQUIRED (20% OF NET PROPERTY)		2,725,452 SF (62.57 AC)
LANDSCAPE TYPE	TURF	836,257 SF (19.20 AC)
	LANDSCAPE AREA	855,556 SF (19.64 AC)
	NATIVE SEED	2,064,413 SF (47.39 AC)
TOTAL PROVIDED		3,672,040 SF (86.23 AC) (28% OF NET PROPERTY)

TREE EQUIVALENT LANDSCAPE REQUIREMENTS

TREE EQUIVALENT LANDSCAPE REQUIREMENTS		PD STANDARD LANDSCAPE REQUIREMENT
PARTERRE LANDSCAPE AREAS	CODE (TREE EQUIVALENTS / AREA)	
LANDSCAPED AREAS	1/600 SQUARE FEET	PARTERRE PD STANDARD
PUBLIC/PRIVATE STREETSCAPE	1.5/40 LINEAR FEET	PARTERRE PD STANDARD
STREETSCAPE ABUTTING RESIDENTIAL LOTS	1 TREE EVERY 35 TO 40 LINEAR FEET	PARTERRE PD STANDARD
PARKWAY MEDIANS (LESS THAN 30' WIDE)	1.5/15 LINEAR FEET	PARTERRE PD STANDARD
PARKWAY MEDIANS (OVER 30' WIDE)	1/1000 SQUARE FEET PLUS 1/50 LINEAR FEET ABUTTING RIGHT-OF-WAY ON EITHER SIDE	PARTERRE PD STANDARD
ARTERIAL MEDIANS	1/15 LINEAR FEET	PARTERRE PD STANDARD
ROUNDBOUTS	1/300 SQUARE FEET	PARTERRE PD STANDARD
DRAINAGE CHANNELS (OUTSIDE OF THE URBAN DRAINAGE LANDSCAPE IMPROVEMENT AREA)	1/3000 SQUARE FEET	PARTERRE PD STANDARD
DETENTION PONDS	1/3000 SQUARE FEET	PARTERRE PD STANDARD
TRAIL CORRIDORS	1/30 LINEAR FEET OF TRAIL	PARTERRE PD STANDARD
PUBLIC/PRIVATE PARK UNDER 2 ACRES	1/1000 SQUARE FEET	PARTERRE PD STANDARD
PUBLIC/PRIVATE PARK OVER 2 ACRES	1/2000 SQUARE FEET	PARTERRE PD STANDARD
PUBLIC/PRIVATE PARK OVER 5 ACRES	1/3000 SQUARE FEET	PARTERRE PD STANDARD

LANDSCAPE COMPLIANCE NOTES:
1. THIS MATRIX APPLIES TO ALL AREAS OF PARTERRE.
2. THE LEVEL OF DETAIL SHOWN IN THE NORTH PORTION WILL BE COMPARABLE/SIMILAR TO OTHER AREAS WITHIN PARTERRE.



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PARTERRE

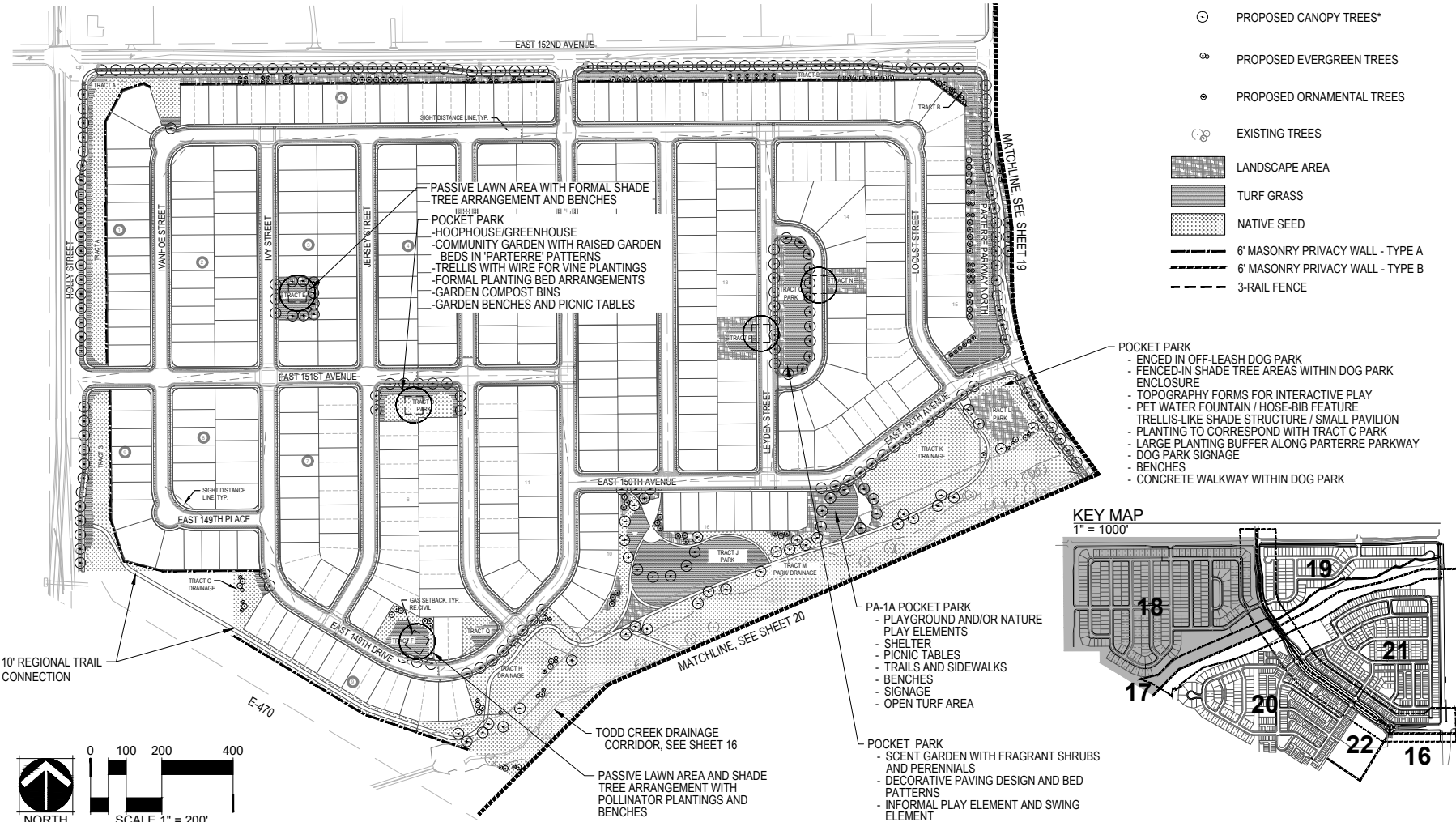
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PARTERRE

OVERALL DEVELOPMENT PLAN / CONCEPTUAL SITE PLAN, AMENDMENT NO.2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, SECTION 17, AND NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

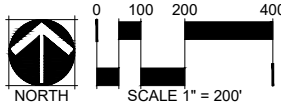
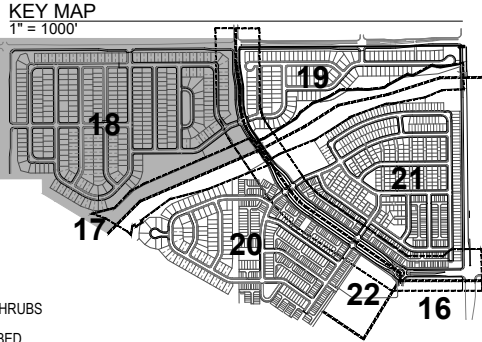
PA-1A LANDSCAPE PLAN

LEGEND



- PROPOSED CANOPY TREES*
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- EXISTING TREES
- LANDSCAPE AREA
- TURF GRASS
- NATIVE SEED
- 6' MASONRY PRIVACY WALL - TYPE A
- 6' MASONRY PRIVACY WALL - TYPE B
- 3-RAIL FENCE

- POCKET PARK
- ENCED IN OFF-LEASH DOG PARK
 - FENCED-IN SHADE TREE AREAS WITHIN DOG PARK ENCLOSURE
 - TOPOGRAPHY FORMS FOR INTERACTIVE PLAY
 - PET WATER FOUNTAIN / HOSE-BIB FEATURE
 - TRELLIS-LIKE SHADE STRUCTURE / SMALL PAVILION
 - PLANTING TO CORRESPOND WITH TRACT C PARK
 - LARGE PLANTING BUFFER ALONG PARTERRE PARKWAY
 - DOG PARK SIGNAGE
 - BENCHES
 - CONCRETE WALKWAY WITHIN DOG PARK



- GENERAL NOTES:
1. DESIGN SHOWN IS CONCEPTUAL. ACTUAL DESIGN WILL BE DETERMINED AT THE TIME OF MINOR DEVELOPMENT PERMIT.
 2. THE LANDSCAPING WILL BE DESIGNED TO THE CITY CODE WATER WISE PRINCIPLES.
 3. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.
 4. TREES IN RIGHT-OF-WAY ADJACENT TO LOT FRONTAGES NOT SHOWN. TREES SHALL BE INSTALLED PER PD STANDARD, AT 1 TREE EVERY 35'-40' AND MAY VARY BASED ON DRIVEWAY AND UTILITY LOCATIONS.
 5. TREES WITHIN SIGHT TRIANGLES SHALL HAVE TREE LIMBS NO LOWER THAN 8' IN HEIGHT.
 6. TRASH AND RECYCLING, DOG PICK-UP STATIONS, BENCHES, AND BICYCLE RACKS WILL BE PROVIDED IN ALL PARK AREAS, AT A QUANTITY NO LESS THAN REQUIRED BY CITY OF THORNTON CODE.

- PA-1A POCKET PARK
- PLAYGROUND AND/OR NATURE PLAY ELEMENTS
 - SHELTER
 - PICNIC TABLES
 - TRAILS AND SIDEWALKS
 - BENCHES
 - SIGNAGE
 - OPEN TURF AREA
- POCKET PARK
- SCENT GARDEN WITH FRAGRANT SHRUBS AND PERENNIALS
 - DECORATIVE PAVING DESIGN AND BED PATTERNS
 - INFORMAL PLAY ELEMENT AND SWING ELEMENT
 - PLAYFIELD WITH TOPOGRAPHY PLAY FEATURES
 - GARDEN-TRELLIS INSPIRED SMALL PAVILION
 - PICNIC AREA WITH PICNIC TABLES AND GRILLS
 - BENCHES

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PARTERRE

INTRODUCED BY: _____
NO: PLZ202401710

R E S O L U T I O N

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR A ZONING AMENDMENT TO AMEND THE PREVIOUSLY APPROVED PLANNED DEVELOPMENT (PD) FOR THE PARTERRE SUBDIVISION, ALLOWING THE RECREATION CENTER WITHIN PLANNING AREA 1A TO BE RELOCATED SOUTH OF E-470 (PARTERRE SUBDIVISION AMENDMENT NO. 1 – CASE NO. PLZ202401710).

WHEREAS, HT Parterre Land LP 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 Planned Development (PD); and

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

WHEREAS, the revised PD Standards are hereby incorporated and attached as Exhibit B; and

WHEREAS, the revised Overall Development Plan (ODP) / Conceptual Site Plan (CSP) are hereby incorporated and attached as Exhibit C; 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 July 15, 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.
 - c. The change in zoning provides for an appropriate use of the Property.
 - d. 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.
 - e. 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 PLZ202401710 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 15th day of July 2025.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Rahem Mulatu, Chairperson Signature

ATTEST:

Recording Secretary Signature

EXHIBIT A

ZONING LEGAL DESCRIPTION - NORTH PARCEL:

A PARCEL OF LAND BEING TRACTS A1, B1, C1, D1, E1, F1, G1, H1, J1, K1, L1, M1, N1, Y1, AND Z1, PARTERRE SUBDIVISION - AMENDMENT NO. 1 RECORDED AT RECEPTION NO. 2023000014028 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, TOGETHER WITH PARTS OF SECTIONS 16 AND 17, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 89°38'01" EAST, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE NORTH 89°38'01" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2627.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE NORTH 89°38'12" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 2627.81 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 17;

THENCE SOUTH 00°34'06" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17 A DISTANCE OF 2606.55 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE NORTH 89°05'46" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 16 A DISTANCE OF 2649.26 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 16;

THENCE SOUTH 00°28'39" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 16 A DISTANCE OF 1738.71 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF SAID PARTERRE SUBDIVISION;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING THIRTEEN (13) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°55'26", A RADIUS OF 7864.44 FEET, AN ARC LENGTH OF 538.59 FEET AND A CHORD THAT BEARS NORTH 72°05'35" WEST A DISTANCE OF 538.48 FEET;
- 2) NORTH 74°03'18" WEST A DISTANCE OF 436.10 FEET;
- 3) NORTH 33°45'58" WEST A DISTANCE OF 346.62 FEET;
- 4) SOUTH 86°03'07" WEST A DISTANCE OF 59.75 FEET;
- 5) SOUTH 67°08'00" WEST A DISTANCE OF 312.57 FEET;
- 6) NORTH 73°02'34" WEST A DISTANCE OF 74.00 FEET TO A POINT OF CURVATURE;

- 7) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°04'42", A RADIUS OF 1744.86 FEET, AN ARC LENGTH OF 428.74 FEET AND A CHORD THAT BEARS NORTH 66°00'13" WEST A DISTANCE OF 427.66 FEET;
- 8) NORTH 58°57'52" WEST A DISTANCE OF 225.28 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°04'42", A RADIUS OF 983.51 FEET, AN ARC LENGTH OF 327.49 FEET AND A CHORD THAT BEARS NORTH 68°30'13" WEST A DISTANCE OF 325.98 FEET;
- 10) NORTH 78°02'34" WEST A DISTANCE OF 42.93 FEET;
- 11) NORTH 39°21'21" WEST A DISTANCE OF 61.82 FEET;
- 12) NORTH 00°33'29" WEST A DISTANCE OF 500.48 FEET;
- 13) NORTH 43°47'12" WEST A DISTANCE OF 167.90 FEET;

THENCE SOUTH 89°25'00" WEST A DISTANCE OF 60.00 FEET TO SAID BOUNDARY OF PARTERRE SUBDIVISION;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) SOUTH 39°21'42" WEST A DISTANCE OF 179.17 FEET;
- 2) SOUTH 00°33'29" EAST A DISTANCE OF 441.50 FEET;
- 3) SOUTH 50°47'55" WEST A DISTANCE OF 23.92 FEET TO A POINT OF CURVATURE;
- 4) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°54'47", A RADIUS OF 1120.37 FEET, AN ARC LENGTH OF 193.84 FEET AND A CHORD THAT BEARS NORTH 82°50'49" WEST A DISTANCE OF 193.60 FEET;
- 5) NORTH 87°48'13" WEST A DISTANCE OF 974.84 FEET TO A POINT OF CURVATURE;
- 6) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°58'51", A RADIUS OF 2699.80 FEET, AN ARC LENGTH OF 847.26 FEET AND A CHORD THAT BEARS NORTH 78°48'47" WEST A DISTANCE OF 843.79 FEET;
- 7) NORTH 69°49'22" WEST A DISTANCE OF 102.32 FEET;
- 8) NORTH 73°22'15" WEST A DISTANCE OF 296.75 FEET;
- 9) NORTH 64°41'25" WEST A DISTANCE OF 94.31 FEET TO A POINT OF CURVATURE;
- 10) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°11'25", A RADIUS OF 5504.58 FEET, AN ARC LENGTH OF 402.57 FEET AND A CHORD THAT BEARS NORTH 62°35'42" WEST A DISTANCE OF 402.48 FEET;
- 11) NORTH 60°30'00" WEST A DISTANCE OF 97.06 FEET;
- 12) NORTH 59°00'00" WEST A DISTANCE OF 706.01 FEET;
- 13) NORTH 44°04'07" WEST A DISTANCE OF 310.48 FEET;
- 14) NORTH 59°00'00" WEST A DISTANCE OF 300.00 FEET;
- 15) NORTH 71°13'15" WEST A DISTANCE OF 307.07 FEET;
- 16) NORTH 59°00'00" WEST A DISTANCE OF 426.51 FEET;
- 17) NORTH 00°00'00" EAST A DISTANCE OF 180.26 FEET;
- 18) NORTH 90°00'00" WEST A DISTANCE OF 300.00 FEET;
- 19) NORTH 29°33'10" WEST A DISTANCE OF 104.23 FEET;
- 20) NORTH 00°06'21" WEST A DISTANCE OF 283.89 FEET;

21) NORTH 28°07'21" WEST A DISTANCE OF 223.19 FEET;
THENCE SOUTH 89°53'08" WEST A DISTANCE OF 30.00 FEET TO THE WEST LINE
OF SAID NORTHWEST QUARTER OF SECTION 17;
THENCE NORTH 00°06'52" WEST ALONG SAID WEST LINE A DISTANCE OF 878.02
FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 17,158,324 SQUARE FEET, OR 393.901
ACRES, MORE OR LESS.

ZONING LEGAL DESCRIPTION - SOUTHEAST PARCEL:

A PARCEL OF LAND BEING TRACTS S1, T1 AND U1, PARTERRE SUBDIVISION -
AMENDMENT NO. 1 RECORDED AT RECEPTION NO. 2023000014028 OF THE
RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, TOGETHER WITH A
PART OF THE SOUTHWEST QUARTER OF SECTION 16, LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS,
STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER
OF SECTION 16, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHWEST
QUARTER TO BEAR NORTH 89°21'14" EAST, WITH ALL BEARINGS CONTAINED
HEREIN RELATIVE THERETO;

THENCE NORTH 89°21'14" EAST ALONG SAID SOUTH LINE A DISTANCE OF 30.00
FEET TO THE BOUNDARY OF SAID PARTERRE SUBDIVISION AND THE **POINT OF
BEGINNING**;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING
SEVENTEEN (17) COURSES:

- 1) NORTH 39°29'38" EAST A DISTANCE OF 178.72 FEET;
- 2) NORTH 00°33'29" WEST A DISTANCE OF 617.31 FEET;
- 3) NORTH 50°03'14" EAST A DISTANCE OF 20.87 FEET TO A POINT OF
CURVATURE;
- 4) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE
OF 12°31'28", A RADIUS OF 801.62 FEET, AN ARC LENGTH OF 175.23 FEET AND A
CHORD THAT BEARS NORTH 89°28'39" EAST A DISTANCE OF 174.88 FEET;
- 5) NORTH 83°12'55" EAST A DISTANCE OF 162.15 FEET TO A POINT OF
CURVATURE;
- 6) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°34'15",
A RADIUS OF 2381.47 FEET, AN ARC LENGTH OF 273.11 FEET AND A CHORD THAT
BEARS NORTH 86°30'02" EAST A DISTANCE OF 272.96 FEET TO A POINT OF
CURVATURE;

- 7) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°59'53", A RADIUS OF 3654.72 FEET, AN ARC LENGTH OF 318.80 FEET AND A CHORD THAT BEARS SOUTH 87°42'54" EAST A DISTANCE OF 318.70 FEET;
- 8) SOUTH 35°01'08" WEST A DISTANCE OF 164.96 FEET;
- 9) SOUTH 54°58'52" EAST A DISTANCE OF 170.00 FEET;
- 10) NORTH 35°01'08" EAST A DISTANCE OF 258.09 FEET TO A POINT OF CURVATURE;
- 11) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°44'03", A RADIUS OF 3654.72 FEET, AN ARC LENGTH OF 301.97 FEET AND A CHORD THAT BEARS SOUTH 79°48'35" EAST A DISTANCE OF 301.89 FEET;
- 12) SOUTH 77°26'33" EAST A DISTANCE OF 243.99 FEET;
- 13) SOUTH 73°51'23" EAST A DISTANCE OF 355.28 FEET;
- 14) SOUTH 79°01'05" EAST A DISTANCE OF 240.45 FEET TO A POINT OF CURVATURE;
- 15) ALONG A NON-TANGENT CURVE TO THE HAVING A CENTRAL ANGLE OF 02°06'35", A RADIUS OF 7414.44 FEET, AN ARC LENGTH OF 273.00 FEET AND A CHORD THAT BEARS SOUTH 69°53'28" EAST A DISTANCE OF 272.98 FEET, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 16;
- 16) SOUTH 00°28'39" EAST ALONG SAID EAST LINE A DISTANCE OF 397.63 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;
- 17) SOUTH 89°21'14" WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16 A DISTANCE OF 2615.53 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 1,674,596 SQUARE FEET, OR 38.443 ACRES, MORE OR LESS.

ZONING LEGAL DESCRIPTION SOUTHWEST PARCEL:

A PARCEL OF LAND BEING TRACTS P1, Q1, R1, V1, W1, AND X1, PARTERRE SUBDIVISION - AMENDMENT NO. 1 RECORDED AT RECEPTION NO. 2023000014028 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, TOGETHER WITH PARTS OF SECTION 17 AND 20, ALL LOCATED IN SECTION 17 AND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 00°06'29" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°05'58" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 245.98 FEET;

THENCE NORTH 89°54'02" EAST A DISTANCE OF 30.00 FEET TO THE BOUNDARY OF SAID PARTERRE SUBDIVISION;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) NORTH 27°39'52" EAST A DISTANCE OF 90.49 FEET;
- 2) NORTH 90°00'00" EAST A DISTANCE OF 553.33 FEET;
- 3) SOUTH 59°00'00" EAST A DISTANCE OF 668.15 FEET;
- 4) SOUTH 31°00'00" WEST A DISTANCE OF 280.00 FEET;
- 5) SOUTH 59°00'00" EAST A DISTANCE OF 240.00 FEET;
- 6) NORTH 31°00'00" EAST A DISTANCE OF 320.00 FEET;
- 7) SOUTH 59°00'00" EAST A DISTANCE OF 662.51 FEET;
- 8) SOUTH 60°30'00" EAST A DISTANCE OF 102.95 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°11'25", A RADIUS OF 5954.58 FEET, AN ARC LENGTH OF 435.49 FEET AND A CHORD THAT BEARS SOUTH 62°35'42" EAST A DISTANCE OF 435.39 FEET;
- 10) SOUTH 64°41'25" EAST A DISTANCE OF 488.45 FEET;
- 11) SOUTH 69°24'34" EAST A DISTANCE OF 2117.31 FEET TO A POINT OF CURVATURE;
- 12) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°38'00", A RADIUS OF 1119.93 FEET, AN ARC LENGTH OF 168.75 FEET AND A CHORD THAT BEARS SOUTH 73°43'34" EAST A DISTANCE OF 168.59 FEET;
- 13) SOUTH 78°02'34" EAST A DISTANCE OF 61.26 FEET;
- 14) SOUTH 39°18'01" EAST A DISTANCE OF 56.46 FEET;
- 15) SOUTH 00°33'29" EAST A DISTANCE OF 485.92 FEET;
- 16) SOUTH 40°21'48" EAST A DISTANCE OF 117.15 FEET;
- 17) NORTH 89°26'32" EAST A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°26'31" EAST A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00°33'29" EAST ALONG SAID EAST LINE A DISTANCE OF 218.41 FEET TO THE NORTHEAST CORNER OF SECTION 20;

THENCE SOUTH 00°36'46" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20 A DISTANCE OF 2639.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°08'15" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20 AND SAID BOUNDARY OF PARTERRE SUBDIVISION A DISTANCE OF 2647.30 FEET TO THE CENTER OF SAID SECTION 20;

THENCE NORTH 00°38'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20 AND SAID BOUNDARY OF PARTERRE SUBDIVISION A DISTANCE OF 2639.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°07'50" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AND SAID BOUNDARY OF PARTERRE SUBDIVISION A DISTANCE OF 1812.66 FEET;

THENCE ALONG SAID BOUNDARY OF PARTERRE SUBDIVISION THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 00°06'29" WEST A DISTANCE OF 626.76 FEET;
- 2) SOUTH 89°07'50" WEST A DISTANCE OF 417.00 FEET;
- 3) SOUTH 00°06'29" EAST A DISTANCE OF 626.76 FEET;
- 4) SOUTH 89°07'50" WEST A DISTANCE OF 59.55 FEET;
- 5) NORTH 00°06'29" WEST A DISTANCE OF 1586.00 FEET;
- 6) SOUTH 89°07'50" WEST A DISTANCE OF 329.45 FEET;

THENCE SOUTH 89°53'31" WEST A DISTANCE OF 30.00 FEET TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17;
THENCE NORTH 00°06'29" WEST ALONG SAID WEST LINE A DISTANCE OF 1043.42 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 15,970,562 SQUARE FEET, OR 366.634 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THESE LEGAL DESCRIPTIONS IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.