

**Development Project Status:
Hollypark**

**** Please note: The information provided on this PDF is for informational purposes only. The information is subject to change and may not be updated in a timely manner. ****

Location: Vacant land at the northwest corner of West 96th Ave and Federal Blvd

eTRAKiT Project Number: PLN21-0074 (Official Development Plan Amendment)
PLN21-0075 (Preliminary Development Plan Amendment)

Vicinity Map:

Zoning: PUD

Comprehensive Plan Designation: [Residential R-8](#)

Developer Contact: [Brad Wilkin, Thrive Home Builders](#)

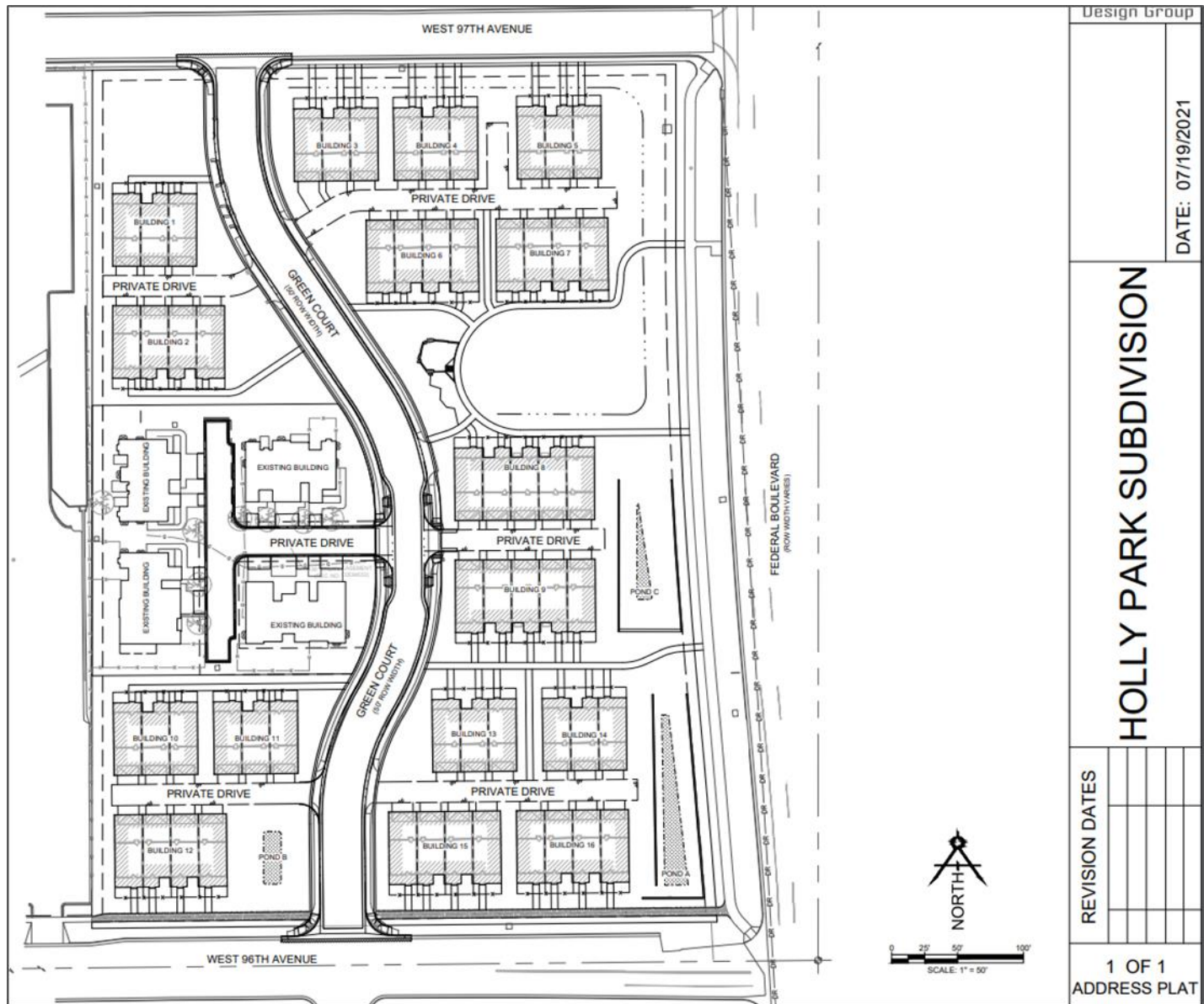


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Department of Community Development Planning Division

Project Description: The development applications filed for Hollypark would allow for the completion of the original Hollypark development as a for sale townhome product, rather than the for-sale condominium product that was originally planned. The unit count will remain at 70 total units, 12 existing and 58 new. The Preliminary Development Plan Amendment (PDPA) proposes to decrease setbacks in multiple areas of the development and multiple exceptions to the minimum design standards. These include minimum masonry requirements, a sound wall and berm along Federal Blvd, a smaller garage size, and smaller patios/porches. The proposed changes to the setbacks and the requested exceptions require review and consideration of the PDPA at a public hearing before the Planning Commission and City Council. The Official Development Plan Amendment (ODPA) proposes a modified site plan, removal of the clubhouse, new architecture, and changes to the landscaping and detention.

Site Plan:





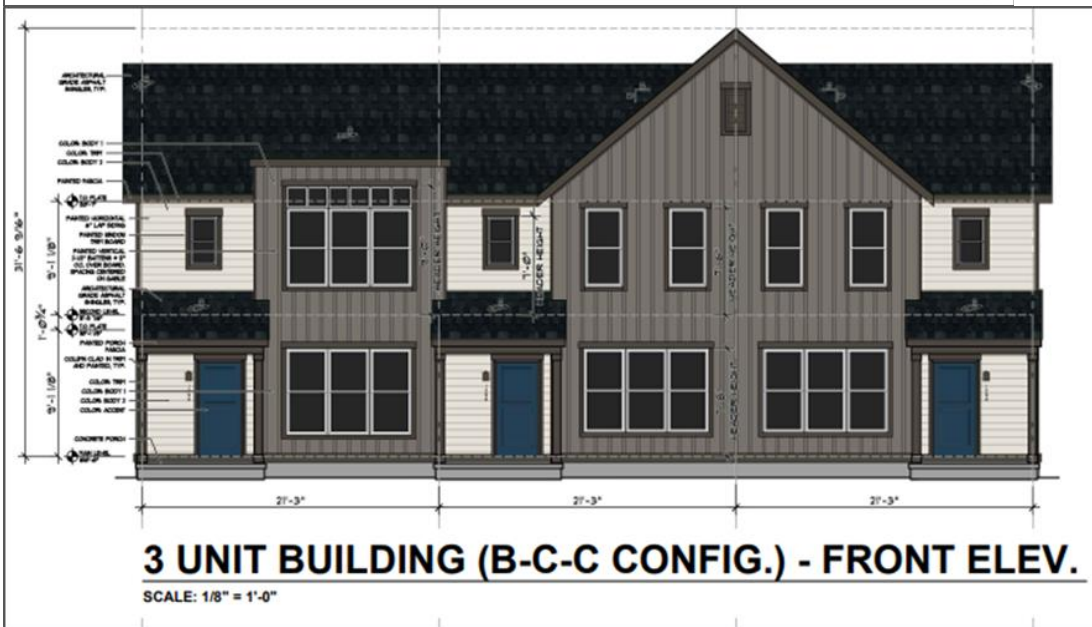
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Building Elevations:

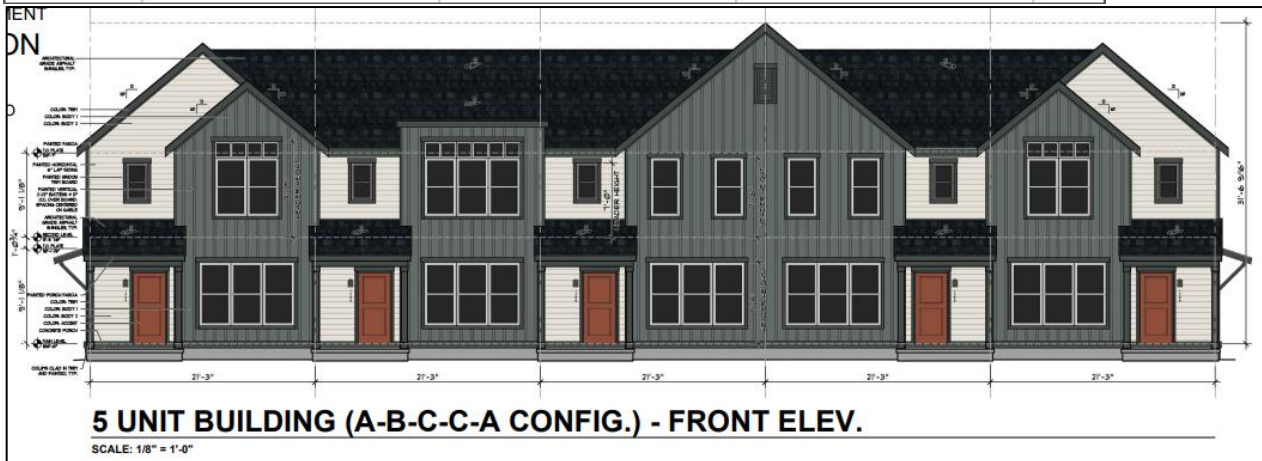


3 UNIT BUILDING (A-C-C CONFIG.) - FRONT ELEV.



3 UNIT BUILDING (B-C-C CONFIG.) - FRONT ELEV.

SCALE: 1/8" = 1'-0"



5 UNIT BUILDING (A-B-C-C-A CONFIG.) - FRONT ELEV.

SCALE: 1/8" = 1'-0"

**** Please note, the site plan and building elevations have not been approved by the City and are subject to change in future submittals and before approval. ****



**Department of Community Development
Planning Division**

Public Hearing Required: Yes, a public hearing before the Planning Commission and City Council is required for the PDPA to consider the decreased setbacks and the proposed exceptions. At this time, no public hearings have been scheduled for this development application.

Review Process Status: The PDPA and ODPAs were submitted to the City in August of 2021. The City has completed its first review of the applications.

A virtual neighborhood meeting has been scheduled for the PDPA and ODPAs. The virtual neighborhood meeting will be held on October 6th, 2021 from 6 p.m. to 8 p.m. Please see below for meeting information.

Date: **October 6th, 2021**

Time: **6:00pm - 8:00pm** (*Note: Meeting will adjourn once all questions and comments have been heard.)

Where: **Virtual Meeting.**

To watch, listen and interact (ask questions or comment):

Visit <https://gotomeeting.com/webinar/join-webinar> and enter the Webinar ID: 345-880-435 and your email address.

To watch and listen only:

Visit www.youtube.com/user/WestminsterCO/live

To listen only:

Dial +1 (562)-247-8422 and type in access code: 456-912-187

*Note: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no less than three business days prior to the neighborhood meeting to allow adequate time to make arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@cityofwestminster.us. The meeting recording will have closed caption functionality available.

If you have any questions or comments on the proposed development, email the City planner listed below.

City Planner Contact Information:

Jacob P. Kasza, Planner
4800 W 92nd Ave
Westminster, CO 80031
jpkasza@cityofwestminster.us
303-658-2123

Developer Contact Information:

Brad Wilkin
303-900-3111
bwilkin@thrivehomebuilders.com