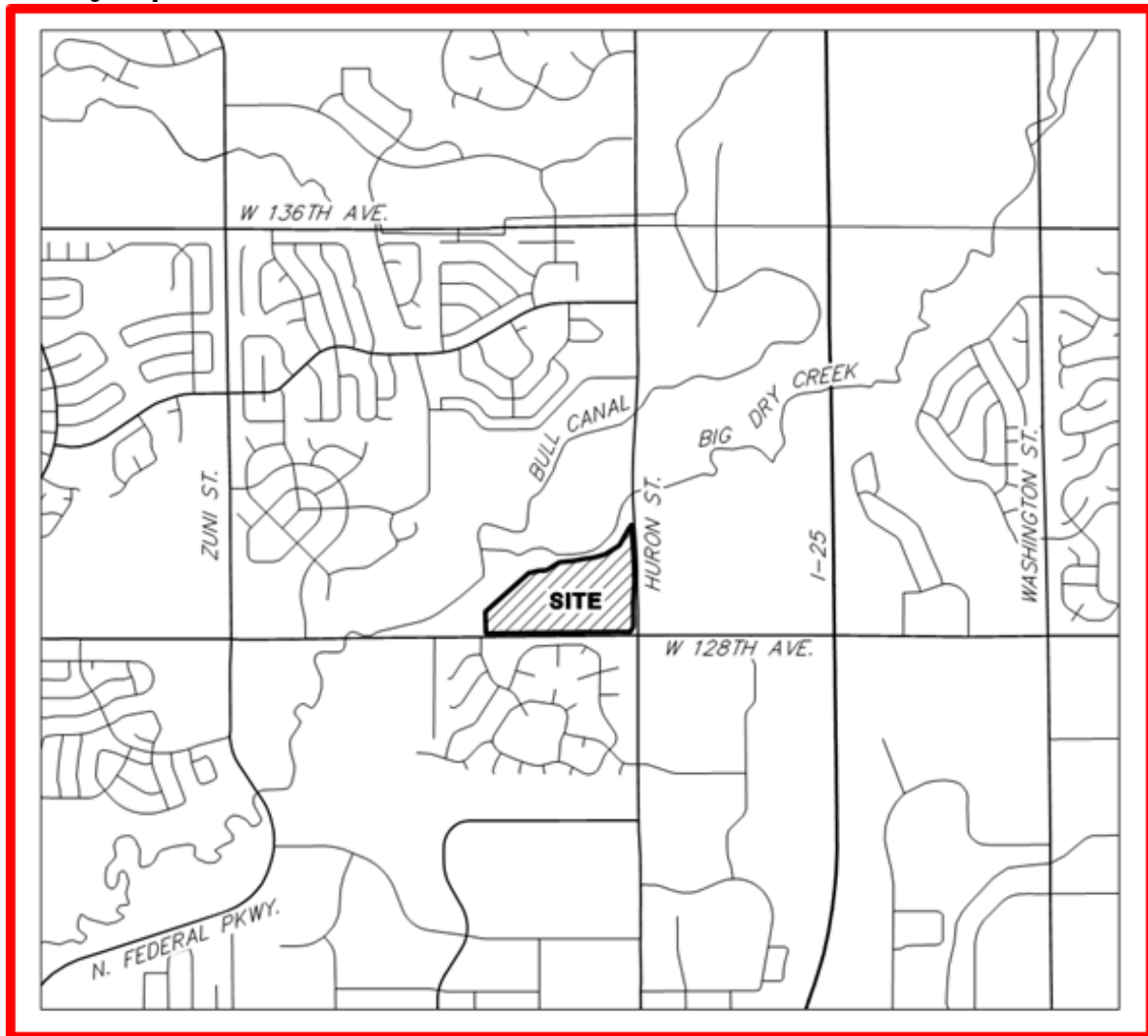


**Development Project Status:
THE KNOLLS AT BIG DRY CREEK (Formerly known as Huron Plaza)**

**** 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: Northwest corner of 128th Avenue and Huron Street

eTRAKiT Project Number: PLN19-0129 (Official Development Plan)
PLN19-0130 (Preliminary Development Plan)

Vicinity Map:

Zoning: PUD

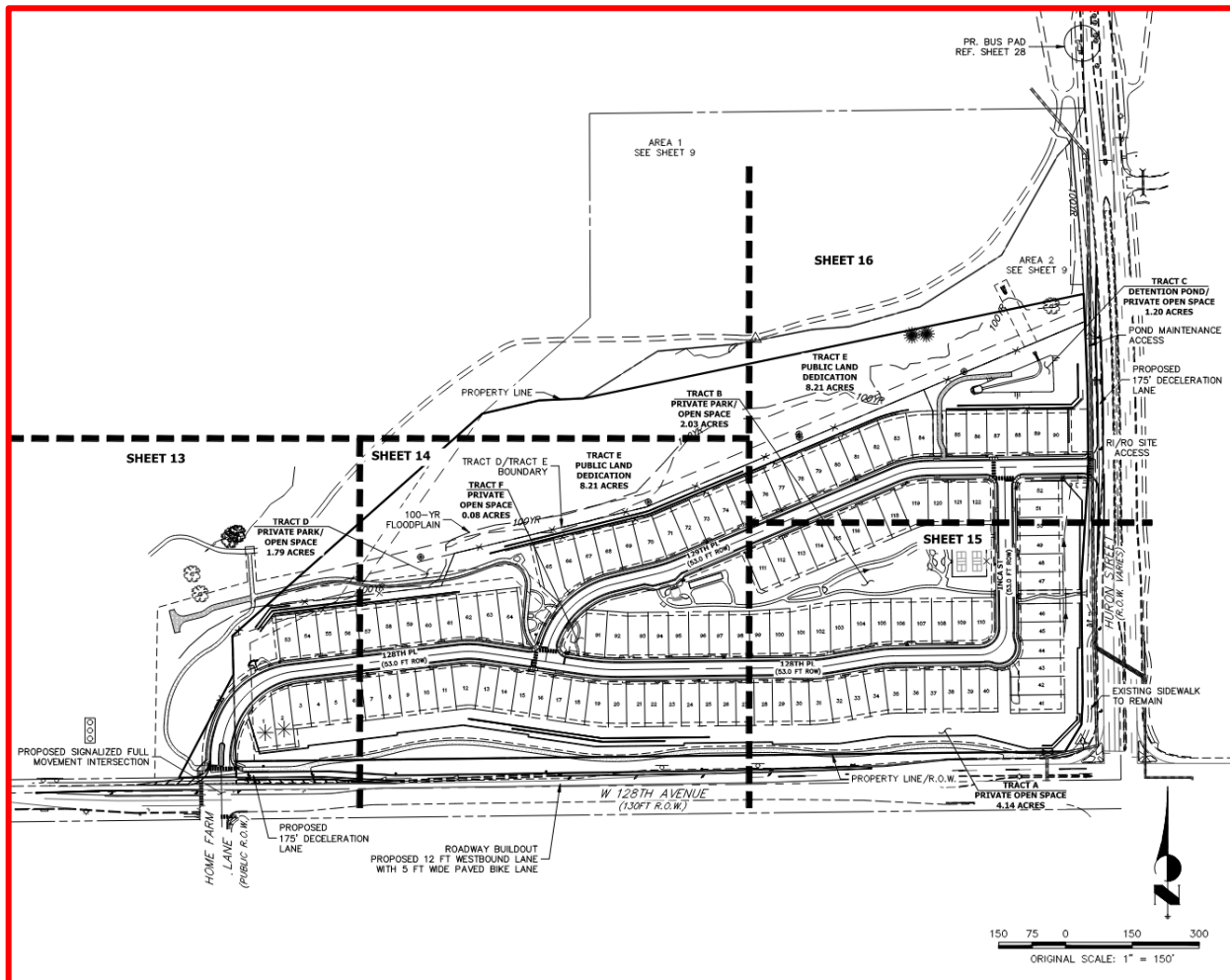
Comprehensive Plan Designation: [Residential R-3.5](#)

Developer: Boulder Creek Neighborhoods
<https://livebouldercreek.com/>

Project Description:

Boulder Creek Neighborhoods is proposing the development of 122 Single-Family Attached homes on a currently undeveloped thirty-six-acre parcel located at the northwest corner of 128th Avenue and Huron Street. Due to the natural grade of this parcel (the land slopes downhill sharply to the west, northwest, and north), the builder will be able to offer walk-out basements for some of the homes, but, for the most part, the homes will be single-story. The site features great views of the Front Range, and backs onto the Big Dry Creek stream corridor and public open space area. The developer is planning a walkable community with several outdoor amenities, walking paths, and connections to the Big Dry Creek Open Space Trail. While the project will not be age-restricted, it will be marketed to older adults and “empty nesters.”

Site Plan:





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Planning Division**

Building Elevations:



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

Public Hearing Required: Two Public Hearings (one before the Planning Commission and one before City Council) will be required. The Planning Commission and City Council will review and consider a Preliminary Development Plan (PDP) and an Official Development Plan (ODP). These documents are needed due to the scope/scale of the project, and because the existing PDP and ODP of record were allowed to lapse, and have expired.

Review Process Status: A neighborhood meeting was held on January 8, 2020. Staff reviews of the PDP and ODP were completed on May 26, 2021. The project has been scheduled to go before the Planning Commission on June 22, 2021 and City Council on July 26, 2021. The public is encouraged to offer feedback for, and/or to attend, these public hearings.

For more information on the Planning Commission meeting please visit this webpage:
<https://www.cityofwestminster.us/pc>

For more information on the City Council meeting, please visit this webpage:
<https://www.cityofwestminster.us/agendas>



**Department of Community Development
Planning Division**

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

City Planner Contact Information:

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