

# *Station Village, LLC Preliminary Plat and Vested Rights*

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**City Council**

*Oct. 13, 2025*



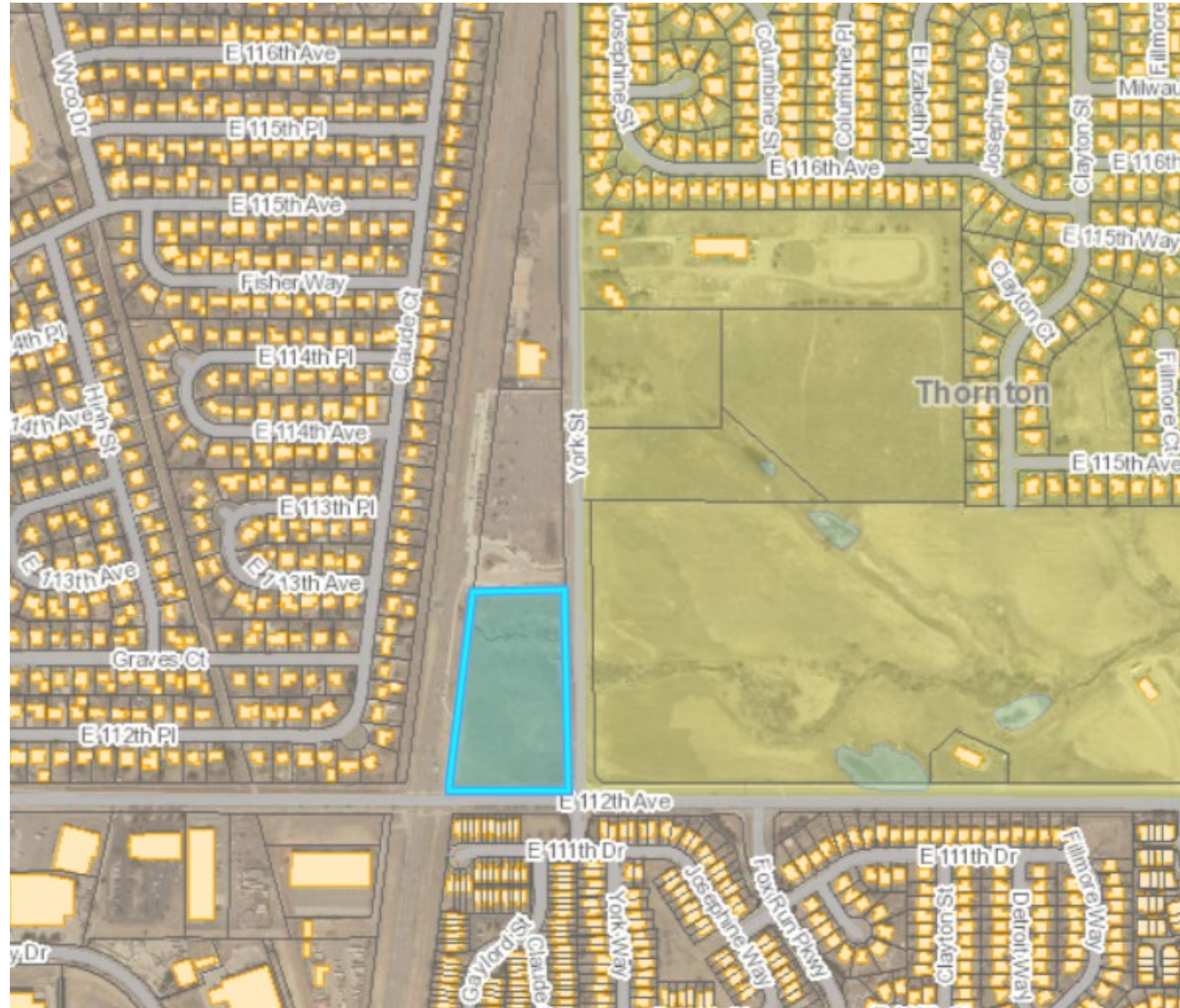
CITY OF  
**Northglenn**

# ***REQUEST***

The applicant, Station Village, LLC, is seeking approval of a Preliminary Plat and Vested Rights on 5.39 acres located on the northwest corner of E. 112<sup>th</sup> Avenue & York Street for a 338 multi-family development project



# AERIAL MAP



# ***SITE DATA***

Location	Property is located on the northwest corner of E 112 <sup>th</sup> Avenue and York Street
Subdivision	A parcel of land located in the southeast quarter of Section 2, Township 2 South, Range 68 West of the 6 <sup>th</sup> P.M. City of Northglenn, County of Adams, State of Colorado
Zoning	The property is subject to compliance with Municipal Code Section 11-2-9 MC Mixed-Use Corridor
Existing Land Use	The site currently is undeveloped.
Acreage	5.39 acres

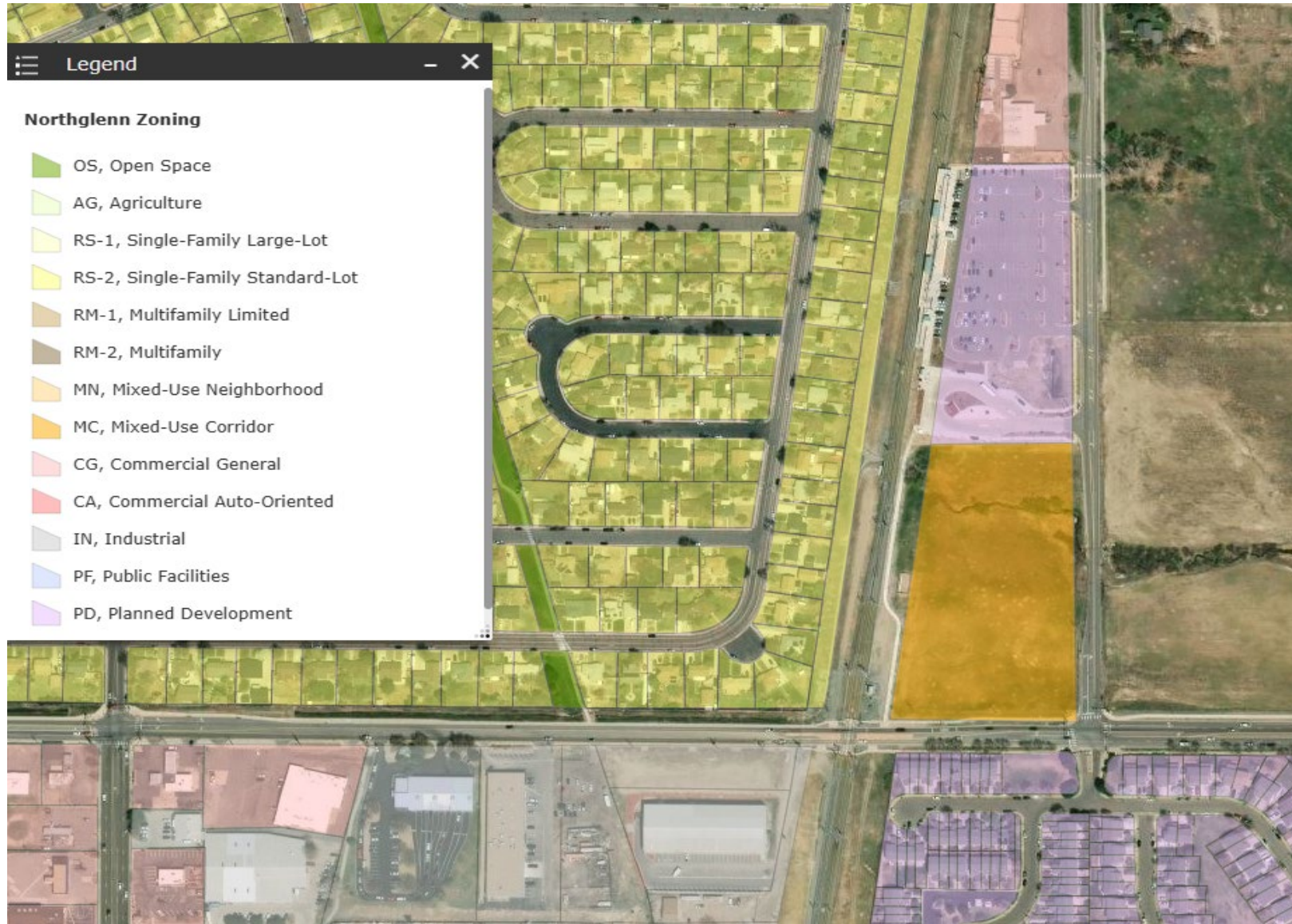
# ***SITE CHARACTERISTICS***

- The existing parcel is currently undeveloped.
- The parcel borders the City of Thornton to the east.
- The parcel is near transit services with RTD Commuter Rail System bordering on the north.
- The parcel is in a prime area for high-density development.

# ZONING

	Zoning	Land Use
<b>North</b>	PD – Planned Development	Commuter Rail Station
<b>South</b>	PD – Planned Development	Single Family Residential south of E. 112 <sup>th</sup> Avenue
<b>East</b>	NS – Neighborhood Service	Undeveloped – City of Thornton jurisdiction
<b>West</b>	RS-2 – Residential	Single Family Standard Lot east of greenbelt

# ZONING



# NOTIFICATION

Notification was performed in accordance with the requirements of Municipal Code Section 11-6-5(b):

- Mailed notice to all property owners within 300 feet of the property
- Published notice in the Northglenn Sentinel
- Posted public hearing sign on the property



Public Notice

LEGAL NOTICE

CASE NUMBER:  
Plat-2-25, MSP-1-25, VR-1-25

To Whom It May Concern:

You are hereby notified that on Tuesday, September 16, 2025, at 6:00pm in the Council Chambers of the City of Northglenn (11701 Community Center Dr.), a public hearing will be held with the Planning Commission on a request by the applicant, Station Village, LLC, for consideration of the Station Village Major Site Plan with Vested Rights and Preliminary Plat, which requires the Planning Commission to provide a recommendation to City Council for consideration. The proposed Major Site Plan with Vested Rights and Preliminary Plat is for a 5.39 acres parcel located along the northwest corner of E 112th Avenue and York St and is legally described as the following:

SECT, TWN, RNG 2-2-68 DESC: THAT PORTION OF THE SE4 OF SEC 2 BEG AT A PT WHICH IS 30 FT W OF THE E LN OF SD SEC 2 AND 30 FT N OF THE S LN OF SD SEC 2 TH NLY AND // WITH THE E LN OF SD SEC 2 A DIST OF 670/40 FT TH WLY AND PERPENDICULAR TO THE E LN OF SD SEC 2 A DIST OF 306/09 FT TO A PT ON THE ELY LN OF THE UNION PACIFIC RR TH SLY ON AN ANG TO THE LT OF 81D 56M 01S AND ON SD ELY RR LN A DIST OF 668/76 FT TO A PT WHICH IS 30 FT N OF THE S LN OF SD SEC 2 TH ELY AND // WITH THE S LN OF SD SEC 2 A DIST OF 400/01 FT TO THE POB

CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

All interested parties may appear and be heard.

Rebecca Smith  
Rebecca Smith, Secretary  
Northglenn Planning Commission  
11701 Community Center Drive  
Northglenn, CO 80233

Legal Notice No. NTS4794  
First Publication: August 28, 2025  
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Publisher: Northglenn-Thornton Sentinel

# *Station Village, LLC*

## *Preliminary Plat and Vested Rights*

### **CASE ANALYSIS**



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# ***Preliminary Plat***

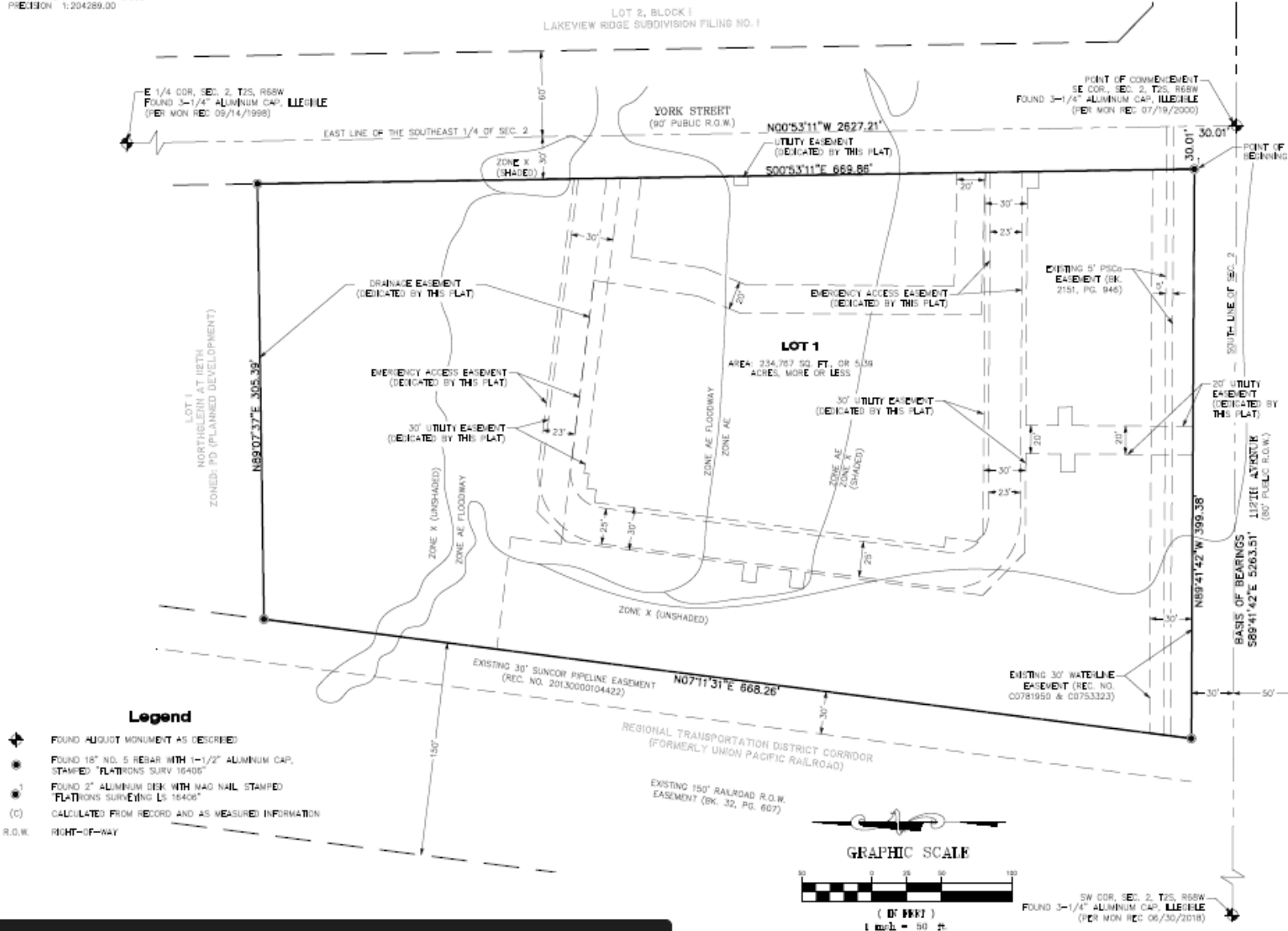
- Preliminary Plat memorializes utility and drainage easements while providing lot lines and property measurements.
- Plat is for a 5.39-acre site
- Public infrastructure is required as part of the plat, which will require approval of a subdivision improvement agreement by City Council upon Final Plat submission.
- Proposed plat is consistent with the UDO requirements for subdivision plat.

# STATION VILLAGE SUBDIVISION PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 5

## Boundary Closure Report

COURSE	S00°53'11"E	LENGTH	669.86'
COURSE	N89°41'42"W	LENGTH	399.38'
COURSE	N07°11'31"E	LENGTH	668.26'
COURSE	N89°07'37"E	LENGTH	305.39'
AREA	234,767 SQ. FT.		
ERROR CLOSURE	0.01		
COURSE	N89°52'09"E		
ERROR NORTH	0.002		
ERROR EAST	0.005		
PRECISION	1:204289.00		



REVISION	DATE
1	03/03/2020
2	03/03/2020
3	03/03/2020
4	03/03/2020
5	03/03/2020
6	03/03/2020
7	03/03/2020
8	03/03/2020

PRELIMINARY PLAT  
STATION VILLAGE SUBDIVISION  
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**Flatrions, Inc.**  
Land Surveying Services  
www.flatrionsinc.com  
655 SOUTH ALE  
LITTLETON, CO 80120  
PH (303) 776-1733  
FAX (303) 776-4356



JOB NUMBER:  
20-74,395  
DATE:  
03-03-2020  
DRAWN BY:  
E. DAVIS/TJH  
CHECKED BY:  
SGB/AM/JZG

# Land Use

## Land Use and Density

- Site is 5.39 acres
- Proposal includes 308 dwelling units
- Density proposed: 57 units/acre

*Land use and density is consistent with the UDO*

## SITE DATA

Lot Size	5.39 Acre
Zoning	MC Mixed-Use Corridor
Building Coverage	1.66 Acre = 31%
Pavement Coverage	2.15 Acre = 40%
Pervious Coverage	1.57 Acre = 29%

# ***Public Infrastructure Improvements***

- **8” sewer line**
- **6 access holes**
- **4 fire hydrants with connection at water main**
- **8” water line**



# ***Inter-Jurisdictional Requirements***

- Two full movement access points to the site will be provided along York Street.
- All City of Thornton standards and specifications will be required to be adhered to for any public improvements installed in their ROW.
- Staff will require written confirmation from Thornton before allowance of any construction on the site.

# ***Vested Rights***

- UDO Section 11-6-7(c) allows for Vested Rights Consideration as an option under Flexibility and Relief Procedures.
- The applicant is requesting Vested Rights for a five-year period to procure a developer. A non vested rights approval would only provide for a two-year period for a developer to start the project.
- Vested Rights will be for the site-specific Major Site Plan proposed.

# *Station Village, LLC Preliminary Plat and Vested Rights*

## RECOMMENDATION



CITY OF  
**Northglenn**

# ***PRELIMINARY PLAT APPROVAL CRITERIA***

- Section 11-6-6(b) – Preliminary Plat
- Staff provided a thorough analysis of the criteria in the Planning Commission staff memorandum.
- Staff finds that the proposed Preliminary Plat is consistent with the approval criteria outlined in the UDO.

# ***RECOMMENDATION***

Staff recommends that City Council consider approval of the following:

- CR-94 – Station Village, LLC Preliminary Plat
- CR-95 – Station Village, LLC Vested Rights

# ***COUNCIL OPTIONS***

1. Approve the requests with or without conditions or stipulations;
2. Deny this request for reasons stated; or
3. Table the request for further consideration.

***QUESTIONS?***



CITY OF  
**Northglenn**