

PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting Minutes of January 14, 2025, and January 28, 2025
3. CONSIDERATION OF NEW BUSINESS
 - a. Public Hearing and Recommendation of a Comprehensive Plan Amendment and Preliminary Development Plan Amendment for Uplands Filing 3, Block 1, Tract A and Block 3.

Prepared by: Nathan Lawrence Senior Planner

4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For participation guidelines please visit www.cityofwestminster.us/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers. **PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS IF YOU WISH TO SPEAK.**
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@westminsterco.gov to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
January 14, 2025-DRAFT

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chair Jim Boschert. Present were Commissioners David Carpenter, Rick Mayo, Lawrence Dunn, Tracy Colling, David Tomecek, Kevin Kinnear and Tim Pegg. Excused from attendance was Commissioner Chennou Xiong. Also present: Staff members, Associate Planner/Secretary Jennifer Baden, Principal Planner Jacob Kasza, Planner Carson Byerhof, Planning Manager John McConnell, Principal Planner Andrew Spurgin and Senior Assistant City Attorney Jenna Roth. With the roll called, Chair Boschert stated that a quorum was present and that the first alternate would be voting.

2. CONSIDERATION OF MINUTES

Meeting Minutes from July 23, 2024.

Commissioner Kinnear made a motion to accept the minutes from the July 23, 2024, Planning Commission meeting. Commissioner Carpenter seconded the motion. The minutes were unanimously accepted (7-0).

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Chair Boschert asked the Commission for nominations for the Chairperson and Vice Chairperson positions on the board as per the approved Planning Commission Bylaws.

Commissioner Carpenter nominated Jim Boschert as Chairperson and made a motion. Commissioner Mayo seconded the motion. The motion passed unanimously (7-0).

Chair Boschert nominated David Carpenter as Vice-Chairperson. Commissioner Dunn seconded the motion and made a motion. The motion passed unanimously (7-0).

Vice-Chair Carpenter announced to the audience that he does not have any conflict of interest(s) with the applicant in either of the items being heard at this meeting.

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Action on a requested Sign Variance for Uplands Filing No.1, Tract A, Block 4; Tract D, Block 5; and Tract M, Block 7.

Chair Boschert opened the public hearing at 7:05 pm.

Carson Byerhof, Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on by the required date. Mr. Byerhof narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that The Planning Commission deny a Sign Variance for the Uplands Subdivision Entry Signs located at the Uplands Filing No.1, Tract A, Block 4; Tract D, Block 5; and Tract M, Block 7.

The applicant team gave a presentation.

Commissioner Pegg asked the applicant about where existing bus stops or planned bus stops would be along Federal in conjunction with the Federal BRT project. The applicant responded the existing are north of 86th Avenue.

Commissioner Pegg also asked the applicant where the sidewalks would be located in relation to the location in question for the variance. The applicant displayed a slide that showed the planned sidewalk locations.

Commissioner Kinnear asked the applicant what streets are not considered collector streets. The applicant responded interior streets are not considered collector streets.

Commissioner Kinnear cited other locations that he felt might be better location choices for signage. The applicant gave reasons as to why other locations were not chosen.

Chair Boschert asked the applicant if monument signs will be installed at the four places (no specific locations were given) along Federal. The applicant responded no.

Commissioner Dunn asked staff what precludes the locations being asked for from being a special circumstance. Staff stated there are other opportunities to enter the subdivision that meet the criteria and staff does not support variance requests for definitions.

Commissioner Tomecek asked the applicant about the precedence that was mentioned in their presentation. The applicant gave an example that is not located in the City.

Commissioner Tomecek asked the applicant to explain why they feel they are unable to place signs in locations that are code compliant. The applicant responded they don't believe the locations that are code compliant are effective locations for signage for a true Mixed-Use community.

Commissioner Colling asked the applicant to explain what the property along Federal Boulevard is going to look like other than signage that is going to alert people passing by that there is a community. The applicant displayed a slide that showed the planned design.

Commissioner Carpenter asked staff about the platting of Right-of-Way (ROW) dedicated at 88th and Federal, 84th and Federal and 84th and Lowell. Staff explained the platting and ROW for the site.

Commissioner Pegg asked staff to explain what is meant in the staff notes section about wayfinding for vehicular traffic versus what the code describes. Staff explained the Traditional Mixed Use Neighborhood (TMUND) guidelines and how they apply to the proposed signage and staff explained that the illustrations and definitions in the code are meant to be taken in tandem; one does not exist without the other so that when the definition of a Subdivision Entry sign is read in the code, the illustration is meant to visually show the reader where the entry is and what it means. Staff also stated that the code does allow for other pedestrian entry signs that the applicant could employ at the site.

Chair Boschert opened the public testimony at 8:06 pm.

There was public testimony that was in favor of denying the variance request. Testimony was given about traffic concerns.

Chair Boschert closed the public hearing at 8:17 pm.

Commissioner Mayo asked stated he felt the images in the code were not clear.

Chair Boschert asked staff asked staff if the biggest concern about allowing the variance is setting a bad precedent. Staff responded they were not aware of a precedent deviating from a definition and definitions set the tone for the criteria that follows. Staff stated that there are monument entry types that could be used to identify the subdivision and that this variance request is asking for a greater allowance by changing what is deemed a subdivision entry sign as another type of already existing monument identification sign. Staff finished by saying the desire is to not set a precedent by deviating from the definition as defined in the Westminster Municipal Code.

Commissioner Tomecek asked about subdivision entry signs at another location in the City and how they compare to the application being considered. Staff responded that those signs were approved under a previous Sign Code. Staff also clarified that the action by the Planning Commission does not set a precedent, the Commission is acting on a variance request for this applicant and the particular property. If the Commission grants the variance, it does not change the code.

Commissioner Colling stated her support of granting the variance request. She stated she felt the signs were necessary for traffic reasons.

Commissioner Kinnear stated he is in support of denying the variance request because Westminster Municipal Code is clear, and this request does not meet the code.

Commissioner Pegg asked staff what other pedestrian sign types would be available in this situation. Staff responded wayfinding and monument signs.

Commissioner Pegg stated he felt that since there are other sign types for pedestrian navigation and that subdivision entry signs are specific for vehicular entry, he was not in support of granting the variance.

Chair Boschert stated he felt conflicted because he understood the need for City code to be enforced consistently but the sign is not a driving distraction.

Commissioner Dunn stated he is in support of granting the variance due to the practical nature of the signage to drivers in the area.

Commissioner Colling made a motion to approve the sign as represented by the Uplands subdivision entry signs located at the Uplands Filing No.1, Tract A, Block 4; Tract D, Block 5; and Tract M, Block 7. as presented.

Commissioner Dunn seconded the motion.

Commissioner Carpenter stated he believes the variance request does not deviate from the Sign Code and will support the motion to approve.

Commissioner Kinnear stated that the variance request should be denied because it does not meet City code.

The motion passed (4-3).

Commissioners Kinnear, Mayo and Tomecek were not in favor.

Chair Boschert called for a 10-minute bio break at 8:37 pm.

The meeting was called back to order at 8:47 pm.

3b) Public Hearing and Recommendation of an Official development Plan for Uplands Filing 1, Block 3 (PA-3)

Chair Boschert opened the public hearing at 8:48 pm.

Jacob Kasza, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* by the required deadline. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- c. Hold a public hearing.
- d. Recommend that City Council approve the Official Development Plan for Uplands Filing 1, Block 3/ PA-A3, subject to the condition set forth in the Summary of Staff Recommendations herein.

The applicant team gave a presentation.

Commissioner Colling asked the applicant the exception requests. The applicant showed a slide that displayed all the exception requests in detail.

Chair Boschert opened the public testimony at 9:06 pm.

There was public testimony not in favor of approving the application, citing concerns with traffic, parking, blocking the view corridors as a way of retaliating against a resident for being outspoken about the development, well water being used on the site, a new water line not being installed on Lowell Blvd and improper stormwater storage on the site.

Chair Boschert closed the public hearing at 9:11 pm.

Commissioner Carpenter asked the applicant for further clarify on the setback request and to address the concerns raised during the public testimony. The applicant stated there was no retaliation at any time, explained how the site was designed and gave updates on improvements.

Chair Boschert asked the applicant is subsurface or well water will be in use on the site. The applicant responded no.

Commissioner Colling asked the applicant to provide information about the detention pond. The applicant explained the design for detention ponds.

Commissioner Carpenter circled back to the applicant for clarification about the setback reduction request. The applicant responded the reduction for the setback is for 5 feet from the lot to the building face, 10 feet between homes face to face.

Chair Boschert asked the applicant if there was any consideration for using cement siding. The applicant responded it is under consideration by the builder.

Commissioner Carpenter made a motion that the Planning Commission recommend City Council approve the Official Development Plan for Uplands Filing 1, Block 3, subject to the condition listed in the agenda memo. This recommendation is based on a finding that the Official Development Plan is supported by the criteria set forth in Sections 11-5-15 of the Westminster Municipal Code.

Commissioner Kinnear seconded the motion.

Commissioner Colling stated she felt that in a mixed-use neighborhood having 4 different housing types is ideal.

Chair Boschert stated he felt the development plans have been well thought out and will support the motion.

The motion passed unanimously (7-0).

3c) Public Hearing and Recommendation: Clean-up amendments to the 2040 Comprehensive Plan.

Chair Boschert opened the public hearing at 9:23 pm.

Andrew Spurgin, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* by the required deadline. Mr. Spurgin narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve an ordinance amending the 2040 Comprehensive Plan.

Commissioner Carpenter asked staff to clarify why the word community was inserted in front of hospital in the Public/Quasi Public designation. Staff responded that community hospital is already a term that is defined in the document and hospital is not and it was intended to align them together.

Commissioner Tomecek asked staff about the proposed change on page 37 to the maximum number of units that could be applied and if this applies to all categories. Staff responded this was intended to apply to Mixed-Use Neighborhoods and subject to City Council approval.

Commissioner Colling asked staff why about a note that appears on certain maps. Staff responded that the notes were added to clarify when the maps were created in conjunction with when the plan was approved.

Commissioner Kinnear asked staff to clarify what if seeking approval for higher densities is necessary and if this could be done with a variance or another mechanism. Staff responded the Comprehensive Plan is absolute.

Commissioner Pegg asked staff about the edits on page 28 to the number of beds and where the reductions are coming from. Staff responded that there are density provisions that go two ways; the first is units per acre and for congregate care (senior housing) there is a calculation by beds instead of by units. As more development proposals for senior housing are received, the modeling of beds lined up in a room is not how the facilities are being built anymore which has shown an increase in water use that was not accounted for.

Commissioner Carpenter asked staff about the view corridor map and specifically the Uplands. Staff responded that the Uplands through the PUD for the site did a phenomenal job working with staff to designate the view corridors and was put in place under the old Comprehensive Plan.

Chair Boschert opened the public testimony at 9:48 pm.

Seeing there was no public testimony Chair Boschert closed the public hearing at 9:49 pm.

Commissioner Kinnear made a motion recommending that the Planning Commission recommend City Council approve the cleanup amendments to the 2040 Comprehensive Plan as presented by staff.

Commissioner Colling seconded the motion.

The motion passed unanimously (7-0).

4. ADJOURNMENT

The meeting was adjourned at 9:51 p.m.

THE WESTMINSTER PLANNING COMMISSION

James Boschert, Chairperson

A full recording of the meeting can be viewed on the The City of Westminster website. www.cityofwestminster.us/pc



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
January 28, 2025-DRAFT

1. ROLL CALL

The meeting was called to order at 7:00 pm by Acting Chair David Carpenter Present were Commissioners, Kevin Kinnear, Chennou Xiong, Rick Mayo, Tracy Colling, Larry Dunn, David Tomecek and Tim Pegg. Excused from attendance were Chair Boschert. Also present: Staff members, Associate Planner/Secretary Jennifer Baden, Planning Aide Dawn Aguilar, Principal Planner Jacob Kasza, Planning Manager John McConnell and Deputy City Attorney Greg Graham. With the roll called, Acting Chair Carpenter stated that a quorum was present and that the alternate would be voting.

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Consideration of a Preliminary Development Plan Amendment for North Huron Planned Unit Development

Acting Chair Carpenter opened the public hearing at 7:03 pm.

Jacob Kasza, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* by the required deadline. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve the Thirteenth Preliminary Development Plan Amendment for North Huron Planned Unit Development

The applicant team gave a presentation.

Commissioner Tomecek asked staff and the applicant if the oil and gas well on the site is active. Staff responded it is now a decommissioned well.

Commissioner Kinnear asked staff to clarify that the uses being proposed to change are to align with the current Comprehensive Plan. Staff responded yes.

Commissioner Colling asked staff about the Neighborhood/Project Meeting that was held and a statement that was made at the meeting about traffic. Staff responded that the City believes this site is well designed to accommodate traffic.

Acting Chair Carpenter opened the public testimony at 7:13 pm.

Seeing there was no public comment, Acting Chair Carpenter closed the public hearing at 7:14pm.

Commissioner Kinnear made a motion recommending that the Planning Commission recommend City Council approve the Thirteenth Preliminary Development Plan Amendment for North Huron Planned Unit Development. This recommendation is based on a finding that

the Preliminary Development Plan is supported by the criteria set forth in Section 11-5-14 of the Westminster Municipal Code.

Commissioner Colling seconded the motion.
The motion passed (7-0).

4. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

THE WESTMINSTER PLANNING COMMISSION

David Carpenter, Acting Chairperson

A full recording of the meeting has been posted on The City of Westminster website.
www.cityofwestminster.us/pc



WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting February 11, 2025



Access to Opportunity: Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks.



Economic Vitality: Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

SUBJECT: Public Hearing and Recommendation of a Comprehensive Plan Amendment and Preliminary Development Plan Amendment for Uplands Filing 3, Block 1, Tract A and Block 3

PREPARED BY: Nathan Lawrence, Senior Planner

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend that City Council approve the Comprehensive Plan Amendment and Preliminary Development Plan Amendment for Uplands Filing 3, Block 1, Tract A and Block 3 subject to the condition set forth in the Summary of Staff Recommendations herein. This recommendation is based on the finding that the Comprehensive Plan Amendment and Preliminary Development Plan Amendment generally comply with the criteria in Sections 11-5-21 and 11-5-14 of the Westminster Municipal Code.

SUMMARY STATEMENT:

- The proposed development consists of one planning area of the Uplands development located southeast of the intersection of Federal Boulevard and West 88th Avenue, see Attachment 1.
- The applicant is requesting approval of a Comprehensive Plan Amendment and Preliminary Development Plan (PDP) Amendment. Approval of these amendments would facilitate construction of multifamily development without a commercial component in Uplands Filing 3, Block 1, Tract A and Block 3, which includes Planning Areas C(1B) and (1C) and comprise

approximately 10.05 acres, see Attachments 2 and 3.

FISCAL IMPACT:

\$0 in expenditures

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should the Planning Commission recommend that City Council approve the requested Comprehensive Plan and PDP Amendments for the subject property known as Uplands Filing 3, Block 1, Tract A and Block 3?

ALTERNATIVE(S):

The Planning Commission could choose to recommend that City Council deny the requested Comprehensive Plan and PDP Amendments. Staff does not recommend this option because the ODP is generally supported by the criteria set forth in Sections 11-5-21 and 11-5-14, Westminster Municipal Code (W.M.C.)

BACKGROUND INFORMATION:

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a PDP and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

If the City Council chooses to approve these Comprehensive Plan and PDP Amendments, the next step in the development review process will be submittal of ODPs for any proposed multifamily development.

History of Subject Property

The subject property was annexed into the City in 1970. The property is currently zoned Planned Unit Development (PUD) with the PDP having been approved in December 2021. The property is vacant land and has generally been used for agricultural uses for approximately 100 years.

Nature of Request

The applicant is seeking approval of a Comprehensive Plan Amendment and PDP Amendment for Uplands Filing 3, Block 1, Tract A and Block 3 PA-C(1). The proposed Comprehensive Plan Amendment changing the property designation from Commercial Mixed Use to Urban Multi-Family in

order to remove the requirement, along with the PDP which lays out specific allowable land uses, would facilitate construction of future multifamily development without a commercial component.

Applicant/ Property Owner

VPDF Uplands LLC
Chad Ellington 1480 Humboldt Street
Denver, CO 80218
303.503.1016
CHAD@PEAKDEVGRP.COM

Location

The proposed development is located southeast of the intersection of Federal Boulevard and West 88th Avenue, see Attachment 1.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	City of Federal Heights	N/A	N/A	Commercial
East	Overlook at the Uplands	PUD	Suburban Multifamily	Under Construction
South	Crowne Pointe Academy	PUD	Public/Quasi Public	School
West	Uplands	PUD	Mixed Use Neighborhood	Vacant

Public Notification

Section 11-5-13(A), W.M.C. requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the Westminster Window by the required deadline.
- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City’s Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property.

The mailing list to be used shall be provided to the applicant by City staff. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

Westminster Municipal Code Analysis

11-5-21: Standards for Approval of Land Use Plan (Comprehensive Plan) Amendments

(B) In reviewing an application for an amendment to the Land Use Plan, the following criteria shall be considered:

- 1. The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.*

The proposed amendment maintains a general mix of residential and secondary uses allowed within the existing PDP for overall PA-C(1). Use categories proposed include residential (both market rate and affordable), civic/community uses, schools and churches. The proposed amendment helps support adjacent commercial uses by increasing the number of residential units in the near future.

- 2. The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.*

The proposed residential uses serve a public purpose by creating a neighborhood that gives residents a living environment with amenities including retail services, schools and public open spaces. The proposed amendment is not detrimental to the surrounding area due to a mix of uses within the existing nearby neighborhoods. The proposed multi-family use creates a harmonious density transition with the adjacency of Federal Boulevard and the plans for Bus Rapid Transit along this corridor.

- 3. The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area.*

The proposed amendment minimizes the nature and degree of impacts on nearby neighborhoods by providing residential units in a location that will support existing and future nearby commercial.

- 4. The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.*

The current PDP was approved as a mixed-use commercial development that allows for a maximum of 1.5 FAR for commercial development and up to 370 units of residential development. In addition, the development of any residential unit within this designation requires vertically mixed-commercial uses with a minimum FAR of 0.1. Uplands has marketed the PA-C(1) site under the current Comprehensive Plan designation and has seen little interest due to the commercial requirements tied to residential development. Commercial developers too, have expressed little interest due to vacancy in existing nearby retail. Because of the hurdles facing commercial development in this location, additional

housing would further support the long-term success of existing and other future commercial that develops in this area.

5. *The proposed amendment provides for the orderly physical growth of the City.*

The proposed amendment provides a variety of residential rooftops in this area and a use that is more achievable for the current market conditions. The proposed housing also supports a challenged commercial market. The amendment helps create a 20-minute neighborhood that gives residents a high-quality living environment rich with nearby amenities, including retail services, schools and public open spaces.

6. *The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.*

The proposed amendment furthers the City's adopted sustainability and housing goals by providing additional market rate housing opportunities within C1(B) and C1(C), as well as a mix of housing opportunities within the Uplands PDP. The proposed amendment will also provide a complete 20-minute, walkable neighborhood, which will reduce the need for the automobile, resulting in lower emissions, and improving the air quality for the neighborhood.

7. *The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.*

The proposed amendment is appropriate to address the uniqueness in character of the property. The proposal includes a re-allocation of uses, addressing the changing market conditions and a challenged commercial market. Constraints to commercial development due to limited access off Federal Boulevard (limited to right-in/right-out access), limited traffic counts off internal streets and lack of visibility indicate that higher density residential uses, such as multi-family and townhomes are better suited for success in this location. These additional residents would not only activate the larger area, but also stimulate RTD ridership and support existing and future commercial uses.

8. *The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City general fund revenue.*

The proposed amendment has no impact on the drainage, water and sewer infrastructure, water supply, fire and police services, or the parks and open space system, to exceed their design capacity. The infrastructure systems have been designed to meet the original master plan and those same improvements are being provided with this proposed amendment.

As reflected in the traffic study submitted with this application, the proposed amendment to Urban Multi-Family will not negatively impact the transportation system and is in compliance with previous traffic assessments.

9. *The proposed amendment will not negatively impact referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.*

The proposed amendment has no impact on the designed capacity of public services or public infrastructure provided by referral agencies. As reflected in the traffic study submitted with this application, the proposed amendment to Urban Multi-Family will not negatively impact the transportation system and is in compliance with previous traffic assessments. The proposed amendment is anticipated to reduce the impact on the transportation system, including transportation infrastructure provided by referral agencies such as CDOT. Public services and public infrastructure have been designed to meet the original master plan and those same improvements are being provided with this proposed amendment.

10. The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.

No environmentally sensitive characteristics were found within PA-C(1) that would create limitations on the ability to develop commercial and residential uses.

The applicant has provided a narrative regarding the standards of approval which may be viewed in Attachment 3.

11-5-14. - Standards for Approval of Planned Unit Development Zoning, Preliminary Development Plans and Amendments to Preliminary Development Plans.

(A) In reviewing an application for approval of Planned Unit Development zoning and its associated Preliminary Development Plan, or an amended Preliminary Development Plan, the following criteria shall be considered:

1. The Planned Unit Development (PUD) zoning and the proposed land uses in the associated Preliminary Development Plan are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.

The PDP Amendment generally conforms to the density and uses of the existing Comprehensive Plan designation and conforms with the W.M.C., ordinances, and policies.

2. The Preliminary Development Plan exhibits the application of sound, creative, innovative, and efficient planning principles.

The PDP Amendment exhibits sound planning principles as it concentrates dense residential development along an arterial corridor and near commercial uses and future park spaces.

3. Any exceptions from standard Code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Preliminary Development Plan (PDP).

There are no exceptions included in the PDP Amendment.

4. The PDP is compatible and harmonious with existing public and private development in the surrounding area.

The PDP Amendment proposes uses that are compliant with the proposed Urban Multifamily comprehensive plan designation. ODPs for future development must comply with all standard W.M.C. requirements and must include appropriate setbacks, landscaping, and height restrictions to ensure the development is harmonious with private development in the area.

5. The PDP provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.

The PDP Amendment restricts uses that may cause adverse impacts on the surrounding area. The PDP Amendment is compliant with the 2040 Comprehensive Plan and ample setbacks will protect the development from potential adverse surrounding influences.

- 6. The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.*

The PDP Amendment does not have significant adverse impacts upon existing or future land uses. The PDP Amendment is compliant with the proposed Urban Multifamily comprehensive plan designation.

- 7. Streets, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

The access points shown on the proposed PDP Amendment have not changed from the access points that were approved in the PDP. The vehicle access points will be designed with future ODPs and will meet the City's Engineering Standards and Specifications.

- 8. The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.*

The PDP Amendment does not preclude dedication of future right-of-way or public land. If additional right of way will be needed for this development, it will need to be shown on an ODP and Plat.

- 9. Performance standards are included that ensure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.*

The PDP Amendment includes the necessary standards to ensure future ODPs are able to meet the standards of approval. The ODP will need to meet the requirements included in the W.M.C., the Multifamily Residential Design Standards, and the Landscape Regulations.

- 10. The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have outstanding obligations to the City.

(B) Failure to meet any of the above-listed standards may be grounds for denial of an application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.

Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held at Crown Pointe Academy on December 11, 2024. In advance of the neighborhood meeting, the applicant mailed notice of the meeting to property owners, occupants, and homeowners associations registered with the City within 1,000 feet of the subject property. The meeting was also advertised on the City's website. Several members of the public attended the neighborhood meeting. The applicant started the meeting with a presentation about the proposed development and staff gave an overview of the development review process.

Questions were raised about site density, location of future multifamily buildings, future building height and on-site parking for future development. One community member raised concerns about their views from their residence in Prospectors Point Condos being blocked by future multifamily development.

Summary of Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the Comprehensive Plan and PDP Amendments for Uplands Filing 3, Block 1, Tract A and Block 3.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priorities of Access to Opportunity and Economic Vitality are met by facilitating new and diverse housing opportunities.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John McConnell".

John McConnell, AICP

Planning Manager

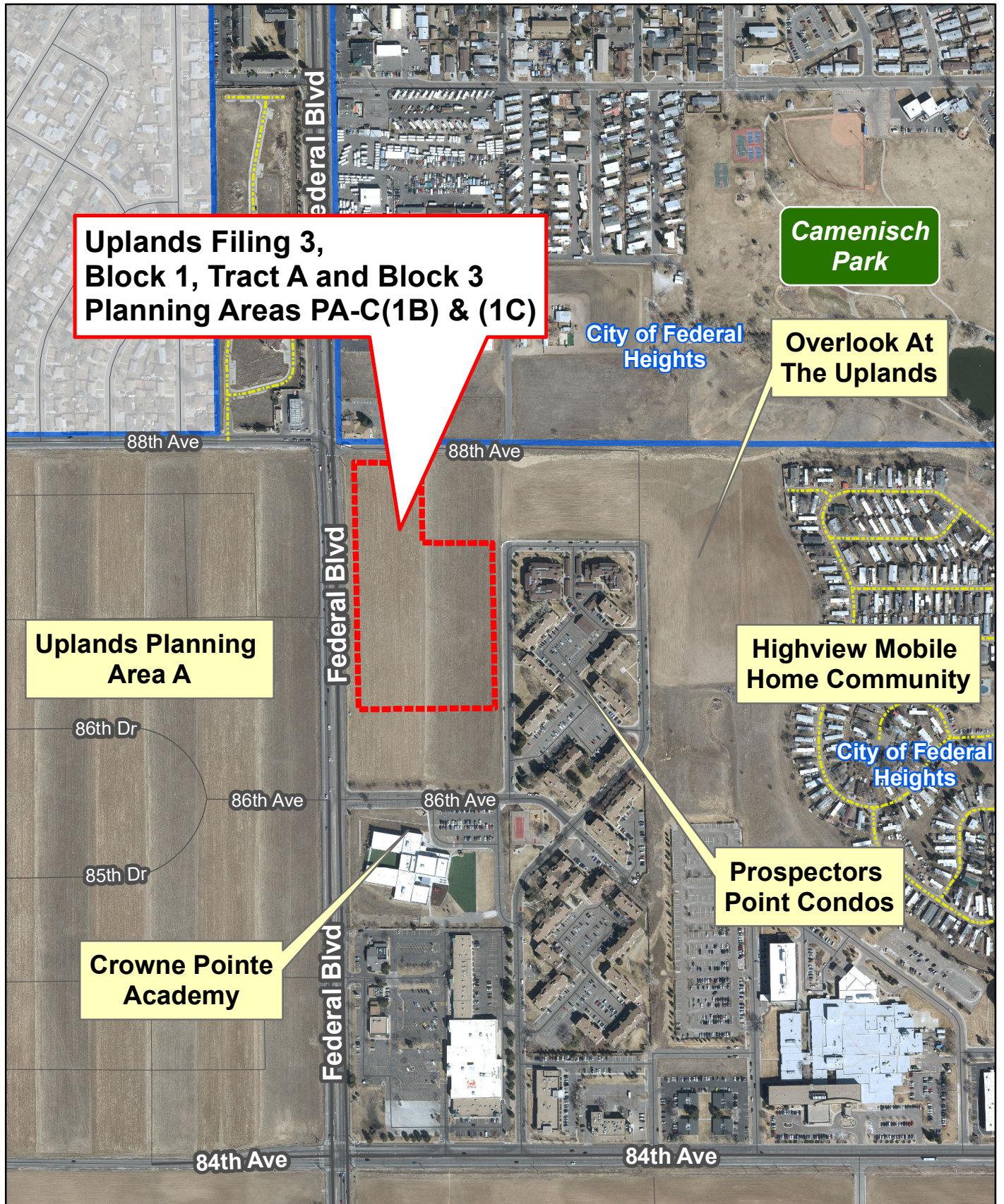
ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Proposed Preliminary Development Plan

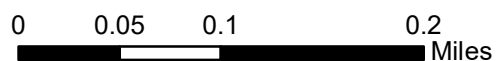
Attachment 3: Comprehensive Plan Amendment Application and Narrative

ATTACHMENT 1



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VICINITY MAP



SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 8

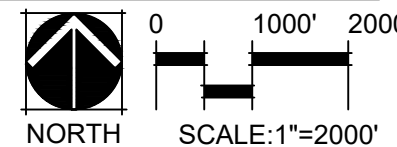
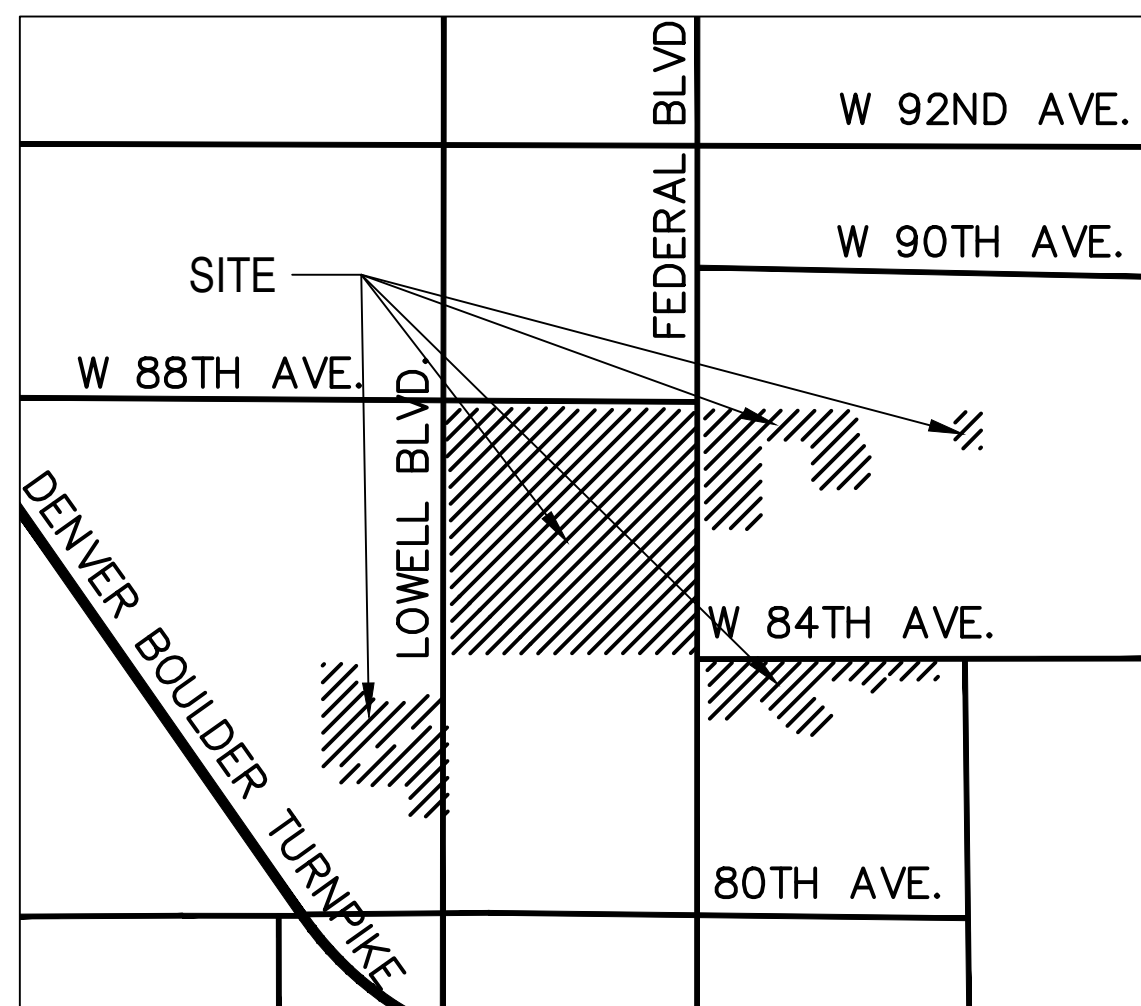
LEGAL DESCRIPTION

BLOCK 1, TRACT A AND BLOCK 3 OF UPLANDS FILING NO. 3, REC NO. 2024000019586, DATED 4/16/2024, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE OF AMENDMENT

- INCORPORATION OF PLATTED (NET) LEGAL DESCRIPTION
- PARTITION OF PA-C INTO SEPARATE ROWS IN ANTICIPATED PLD CHART AND CONVERSION OF PA-C(1B) AND C(1C) TO RESIDENTIAL USE ONLY WITH NO COMMERCIAL REQUIREMENTS.
- REVISIONS TO POTENTIAL POPULATION AND ANTICIPATED CASH-IN-LIEU REQUIREMENTS DUE TO PARTITION OF PA-C(1)
- ADDITION OF NOTE ALLOWING UNIT TRANSFER BETWEEN PA-C(1B) AND C(1C), ASSUMING OVERALL LIMIT IS NOT EXCEEDED
- RELOCATE 'HALFWAY HOUSE' TO 'INSTITUTIONAL CARE FACILITY' ROW
- PARTITION OF PA-C(1) PERMITTED USES TO SUBAREA USES. REVISION OF PA-C(1B) AND C(1C) TO REFLECT RESIDENTIAL-ONLY DESIGNATION AND PERMIT ADUS.
- ADDITION OF 'SECONDARY USE ONLY' NOTE.
- UPDATED INTERNAL PARCEL C PARCEL BOUNDARIES.
- UPDATED AREA OF PLANNING AREAS PA-C(1B), PA-C(C), AND PA-C(D).
- CONCEPTUAL DETENTION HATCH ADDED
- PARTITION OF PA-C(1) AREA AND LABELS
- REVISION OF PA-C(1B) AND C(1C) LABELS TO RESIDENTIAL ONLY
- INTERNAL PLATTED STREET NAMES UPDATED
- PARTITION OF PA-C INTO SEPARATE ROWS IN LAND USE CHART AND CONVERSION OF PA-C(1B) AND C(1C) TO RESIDENTIAL USE ONLY WITH NO COMMERCIAL REQUIREMENTS.

VICINITY MAP



OWNER APPROVAL - VPDF UPLANDS LLC

I, _____, AS _____ OF _____, A _____, PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

VPDF UPLANDS LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

BY: VP FINDERS 2 HOLDINGS LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 ITS SOLE MEMBER

BY: VÄRDE PARTNERS, INC.,
 A DELAWARE CORPORATION, ITS MANAGER

BY: _____

NAME: _____

ITS: _____

CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

CHAIRMAN

ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

PROJECT TEAM

PROPERTY OWNER / APPLICANT
 VPDF UPLANDS LLC
 CHAD ELLINGTON
 1480 HUMBOLDT STREET
 DENVER, CO 80218
 CHAD@PEAKDEVGRP.COM

ARCHITECT
 GODDEN SUDI ARCHITECTS
 PAUL BRADY
 5975 SOUTH QUEBEC STREET, STE. 250
 CENTENNIAL, CO 80111
 PBRADY@GODDENSUDI.COM

CIVIL ENGINEER
 HR GREEN
 RYAN LITTLETON
 8310 S. VALLEY HIGHWAY, STE. 300
 ENGLEWOOD, CO 80112
 RLITTLETON@HRGREEN.COM

PLANNER/LANDSCAPE ARCHITECT
 NORRIS DESIGN
 BRAD HAIGH
 1101 BANNOCK STREET
 DENVER, CO 80204
 BHAIGH@NORRIS-DESIGN.COM

SHEET INDEX

- | | |
|---------------------------|--------------------------|
| 1. COVER SHEET | 7. OVERALL LAND USE PLAN |
| 2-5. PDP TEXT | 8. PDP CHARTS |
| 6. PLANNING AREA BOUNDARY | |

SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

DATE _____ REGISTERED LAND SURVEYOR & NO. _____



UPLANDS

DATE: 12.12.2024

UPLANDS
 SECOND AMENDED PRELIMINARY
 DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 09.18.2024

REVISIONS

SUB-02: 12.12.2024

1 OF 8
 COVER

CASE #: PLN24-0054

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 8



UPLANDS

DATE: 12.12.2024

UPLANDS
SECOND AMENDED PRELIMINARY
DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

CONDITIONS OF APPROVAL

THESE CONDITIONS WILL SUPERSEDE OTHER CONDITIONS OR CONFLICTING STATEMENTS THAT ARE WITHIN THIS PDP.

1. THE APPLICANT SHALL PAY FOR ONE HUNDRED PERCENT (100%) OF THE COSTS OF ALL REQUIRED ON-SITE AND OFF-SITE WATER, SANITARY SEWER, STORM SEWER, AND OTHER PUBLIC INFRASTRUCTURE, WITHOUT ANY CONTRIBUTION FROM THE CITY, REQUIRED TO SUPPORT THE CONSTRUCTION OF PARCELS A, B, C, D, AND E.
2. THE APPLICANT SHALL ENTER INTO A PIA WITH THE CITY THAT REQUIRES SURETY SUFFICIENT TO GUARANTEE THE REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS IDENTIFIED IN CONDITION 1 ABOVE FOR THE DEVELOPMENT OF PARCELS A, B, C, D, AND E IN ACCORDANCE WITH SECTION 11-6-4, W.M.C.
3. COUNCILLOR'S BILL NO. 49, THE PDP, AND THE PARCEL A MODP WILL BECOME EFFECTIVE UPON THE RECORDING OF A DEED IN THE REAL PROPERTY RECORDS OF ADAMS COUNTY FROM PILLAR OF FIRE TO WESTMINSTER OC OR ITS ASSIGNEE, SUCH RECORDED DEED TO BE PROVIDED BY WESTMINSTER OC TO THE CITY. IF A DEED FROM PILLAR OF FIRE TO WESTMINSTER OC OR ITS ASSIGNEE IS NOT RECORDED ON OR BEFORE TWO YEARS FROM THE DATE OF APPROVAL OF COUNCILLOR'S BILL NO. 49, THE PDP, AND PARCEL A MODP, THEY SHALL NOT BECOME EFFECTIVE. FOR THE PURPOSES OF WESTMINSTER CHARTER SECTION 8.10 ONLY, IF THE REZONING IS APPROVED, SECOND READING OF THE APPROVING ORDINANCE SHALL BE CONSIDERED TO BE ITS "EFFECTIVE DATE".
4. ALL INITIAL FUTURE SITE SPECIFIC ODPS FOR PARCELS A, B, C, D, AND E SHALL BE BROUGHT TO PLANNING COMMISSION AND CITY COUNCIL FOR REVIEW AND APPROVAL.
5. ALL FUTURE SITE SPECIFIC ODPS FOR PARCELS A, B, C, D, AND E THAT INCLUDE A PARK SHALL CONTAIN A NOTE THAT STATES: "PRIVATE PARKS SHOWN ON THIS ODP SHALL BE AVAILABLE FOR USE BY THE GENERAL PUBLIC. A PUBLIC ACCESS EASEMENT SHALL BE RECORDED ON THE FINAL PLAT FOR THIS ODP."
6. NO FEWER THAN THREE HUNDRED (300) FOR RENT UNITS SHALL BE CONSTRUCTED WITHIN THE PDP AND MADE AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN EIGHTY PERCENT (80%) OF AREA MEDIAN INCOME, ADJUSTED FOR HOUSEHOLD SIZE. TO ENSURE THEIR LONG TERM AFFORDABILITY, SUCH UNITS SHALL BE SUBJECT TO DEED RESTRICTIONS CONSISTENT WITH THE ENTITY PROVIDING THE TAX CREDIT OR OTHER ASSISTANCE FOR THE CONSTRUCTION OF SUCH UNITS, WHICH DEED RESTRICTION SHALL BE THE MAXIMUM REQUIRED BY COLORADO HOUSING AND FINANCE AUTHORITY, MAIKER HOUSING PARTNERS, OR OTHER ENTITY PROVIDING THE TAX CREDIT OR OTHER ASSISTANCE, BUT NO LESS THAN THIRTY-FIVE (35) YEARS. THE APPLICANT SHALL WORK WITH THE CITY'S OFFICE OF ECONOMIC DEVELOPMENT AS APPROPRIATE TO FULFILL THIS CONDITION. THE PERMITTING AND COMMENCEMENT OF CONSTRUCTION OF THE AFFORDABLE UNITS SHALL BE COMPLETED PRIOR TO THE PERMITTING OF THE 1,176TH RESIDENTIAL UNIT, SUBJECT TO ALLOCATION OF NECESSARY TAX CREDITS.
7. ONE HUNDRED PERCENT (100%) OF THE PROPOSED PLD AND VIEW CORRIDORS AS SHOWN IN THE PDP SHALL BE DEDICATED TO THE CITY CONCURRENT WITH THE APPROVAL OF THE FIRST PLAT FOR PARCEL A. A MUTUALLY ACCEPTABLE MAINTENANCE AGREEMENT SHALL BE ENTERED INTO BETWEEN THE APPLICANT AND THE CITY TO ADDRESS MAINTENANCE UNTIL THE LAND IS DEVELOPED FOR ITS INTENDED USE.
8. IF THE CITY COUNCIL DIRECTS THE FORMATION OF A SPECIAL REVENUE FUND FOR THIS PROJECT IN ORDER TO DIRECT ALL PAYMENTS OF FEES IN LIEU OF LAND DEDICATION PAID BY THE APPLICANT TO BE USED SOLELY WITHIN THE BOUNDARIES OF THIS PDP FOR IMPROVEMENTS WITHIN THE PDP, THEN THE APPLICANT SHALL PAY TO THE CITY ONE HUNDRED PERCENT (100%) OF THE ESTIMATED FEE IN LIEU AMOUNT CONCURRENT WITH THE APPROVAL OF THE FIRST PLAT FOR PARCEL A. IF ADDITIONAL DWELLING UNITS BEYOND 2,350 UNITS ARE APPROVED, THE APPLICANT SHALL PROVIDE THE REQUIRED ADDITIONAL FEES IN LIEU AT THE TIME OF ODP APPROVAL.

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 09.18.2024

REVISIONS

SUB-02: 12.12.2024

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 8

PLD TRACKING TABLES

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. THE PUBLIC LAND DEDICATION FOR UPLANDS HAS BEEN COMPREHENSIVELY PLANNED ACROSS THE FULL 233.92 ACRE COMMUNITY.

PER THE CITY OF WESTMINSTER CODE SECTION 11-6-8-B, A MINIMUM OF 12.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED TO THE CITY AS PUBLIC LAND DEDICATION. OF THIS, A MINIMUM OF 5.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED AS PHYSICAL LAND DEDICATION ACROSS THE OVERALL PDP, WITH THE REMAINING DEDICATION TO BE PROVIDED AS CASH-IN-LIEU AT FAIR MARKET VALUE AT THE TIME OF EACH ODP.

PER THE CITY COUNCIL CONDITIONS OF APPROVAL, UPLANDS HAS DEDICATED 40.65 ACRES OF PHYSICAL LAND AND PROVIDED CASH IN LIEU FOR 21.99 ACRES, FOR A TOTAL OF 62.64 ACRES OF LAND. THIS DEDICATION IS BASED OFF A PROJECTED POPULATION OF 5220 PERSONS FOR THE ENTIRE UPLANDS PDP. IF FUTURE ODPs INCREASE THE PROJECTED POPULATION ABOVE 5220 PERSONS, ADDITIONAL CASH-IN-LIEU SHALL BE REQUIRED.

UPLANDS PUBLIC LAND DEDICATION TRACKING CHART:

PARCELS	PHYSICAL PLD ACRES REQUIRED	PLD ACRES DEDICATED PDP PLN22-0052	PLD ACRES REMAINING	VIEW CORRIDOR ACRES REQUIRED	VIEW CORRIDOR ACRES DEDICATED PDP PLN22-0052	VIEW CORRIDOR ACRES REMAINING
PARCEL A	21.00 AC	21.00 AC	0 AC	-	-	-
PARCEL B	6.06 AC	6.06 AC	0 AC	3.28 AC	3.28 AC	0 AC
PARCEL C	3.00 AC	3.00 AC	0 AC	-	-	-
PARCEL D	4.24 AC	4.24 AC	0 AC	3.07 AC	3.07 AC	0 AC
PARCEL E	-	0	-	-	-	-
TOTAL	34.30 AC	34.30 AC	0 AC	6.35 AC	6.35 AC	0 AC

PROJECTED POPULATION AND CASH-IN-LIEU REQUIREMENT:

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN.-MAX. (DU/AC)	MAX. # OF UNITS	UNITS BY TYPE					PROJECTED POPULATION				% OF POPULATION	TOTAL PLD ACRES REQUIRED	PLD CASH-IN-LIEU ACRES		
						SFD	OR	SFA	OR	MF	SFD 3.0 / UNIT	OR	SFA 2.5 / UNIT	OR				MF 2.0 / UNIT	
PA-A(1)	RESIDENTIAL	22.24	9.51%	4.0-5.6	124	101		124		0	303		310		-	5.72%	3.72	1.40	
PA-A(2)	RESIDENTIAL	13.98	5.98%	6.0-10.3	143	125		143		0	375		357.5		-	6.92%	4.50	1.69	
PA-A(3)	RESIDENTIAL	20.21	8.64%	5.5-7.0	141	136		141		0	408		352.5		-	7.53%	4.90	1.84	
PA-A(4)	RESIDENTIAL	13.67	5.84%	7.0-9.5	129	123		129		0	369		322.5		-	6.81%	4.43	1.66	
PA-A(5)	RESIDENTIAL	18.20	7.78%	8.0-9.5	172	163		172		0	489		430		-	9.02%	5.87	2.20	
PA-A(6)	RESIDENTIAL	23.83	10.19%	5.2-5.9	140	124		140		140	372		350		280	6.86%	4.46	1.67	
PA-A(7)	RESIDENTIAL	18.62	7.96%	8.0-10.3	191	191		191		0	573		477.5		-	10.57%	6.88	2.58	
PA-A(8)	RESIDENTIAL / MIXED-USE / COMMERCIAL	19.54	8.35%	20.0-25.2	491	0		203		375	0		507.5		750	13.83%	9.00	3.37	
PA-B(1)	RESIDENTIAL	16.29	6.96%	4.15-5.0	82	68		82		0	204		205		-	3.78%	2.46	0.92	
PA-B(2)	RESIDENTIAL	13.32	5.69%	1.0-2.0	26	26		0		0	78		-		-	1.44%	0.94	0.35	
PA-C(1A)	MIXED-USE / COMMERCIAL	2.17	0.93%	0.8-36.0	70	0		0		70	-		-		140	2.58%	1.68	0.63	
PA-C(1B)	RESIDENTIAL	2.01	0.86%	0-29.9	60	0		30		60	-		75		120	2.21%	1.44	0.54	
PA-C(1C)	RESIDENTIAL	8.04	3.44%	0-29.9	240	0		112		240	-		280		480	8.86%	5.76	2.16	
PA-C(1D)	MIXED-USE / COMMERCIAL	4.10	1.75%	0	0	0		0		0	-		-		-	-	0.00	0.00	
PA-C(2)	RESIDENTIAL	13.77	5.89%	8.0-18.0	247	111		165		247	333		412.5		494	9.11%	5.93	2.22	
PA-D(1)	RESIDENTIAL	19.60	8.38%	4.0-4.8	94	86		94		0	258		235		-	4.76%	3.10	1.16	
PA-D(2)	OFFICE	3.10	1.32%	-	-	0		0		0	0		-		-	-	0.00	0.00	
PA-E	PRIVATE OPEN SPACE	1.23	0.53%	-	-	0		0		0	0		-		-	-	0.00	0.00	
		233.92	100.00%		2350								2922		515		1984		
											POTENTIAL POPULATION		5421	100.00%	65.05	24.40			

2

3

65.05 TOTAL ACRES REQUIRED BASED ON MAXIMUM POPULATION PROJECTIONS (BOLDED IN TABLE)
 34.30 PHYSICAL ACRES (MINIMUM OF 34 REQUIRED)
 6.35 VIEW CORRIDOR ACRES
 24.40 ACRES IN CASH-IN-LIEU REQUIRED

NOTE: UNITS MAY TRANSFER BETWEEN PA-C(1B) AND PA-C(1C) AT TIME OF SITE SPECIFIC ODP FOR EITHER PLANNING AREA; THE TOTAL UNIT COUNT BETWEEN PA-C(1B) AND PA-C(1C) SHALL NOT EXCEED 300 UNITS.

3

4

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 8

PERMITTED / PROHIBITED LAND USES

USES	PLANNING AREA			
	C(1A)	C(1B)	C(1C)	C(1D)
RESIDENTIAL USES				
SINGLE-FAMILY DETACHED CATEGORY				
SINGLE-FAMILY DETACHED, FRONT LOADED	NP	NP	NP	NP
SINGLE-FAMILY DETACHED, ALLEY LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED CATEGORY				
SINGLE-FAMILY ATTACHED - PAIRED HOME, FRONT LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED - PAIRED HOME, ALLEY LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED - TOWNHOME, FRONT LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED - TOWNHOME, ALLEY LOADED	P*	P	P	P*
MULTI-FAMILY & OTHER CATEGORY				
MULTI-FAMILY	P*	P	P	P*
LIVE/WORK	P	P*	P*	P
ACCESSORY DWELLING UNIT	NP	P	P	NP
BOARDING ROOM & HOUSES	NP	P	P	NP
NURSING HOME/FACILITIES	P	P	P	P
MOBILE HOME PARKS	NP	NP	NP	NP
GROUP CARE FACILITIES	C	C	C	C
INSTITUTIONAL CARE FACILITIES (INCLUDING HALFWAY HOUSES)	NP	NP	NP	NP
DOMESTIC VIOLENCE HOMES	C	C	C	C
CIVIC & COMMUNITY USES (AS DEFINED ON SHEET 7 OF THE ORIGINAL APPROVED PDP)				
GENERAL USES				
PUBLIC UTILITIES	P	P	P	P
TEMPORARY CONSTRUCTION & REAL ESTATE BUILDINGS (PER W.M.C. 11-4-6)	P	P	P	P
ALL USES OWNED & OPERATED BY THE CITY	P	P	P	P
WIRELESS COMMUNICATIONS FACILITIES (PER W.M.C. 11-4-6)	P	P	P	P
PUBLIC SCHOOLS	P	P	P	P

*ONLY WHEN COMBINED WITH COMMERCIAL USES.

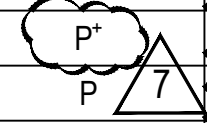
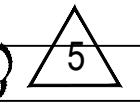
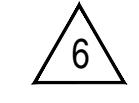
PERMITTED AS SECONDARY USE ONLY.

KEY:

PERMITTED USES, INDICATED AS "P," ARE ALLOWED AS A RIGHT.

NOT PERMITTED USES, INDICATED AS "NP," ARE NOT ALLOWED AS A RIGHT.

CONDITIONAL USES, INDICATED AS "C," ARE ALLOWED UPON A DETERMINATION THAT THEY MEET THE CONDITIONS SPECIFIED IN SECTION 11-4-9 W.M.C.



OFFICIAL DEVELOPMENT PLAN
 PREPARED: 09.18.2024

REVISIONS

SUB-02: 12.12.2024

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 5 OF 8



UPLANDS

DATE: 12.12.2024

UPLANDS
 SECOND AMENDED PRELIMINARY
 DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 09.18.2024

REVISIONS

SUB-02: 12.12.2024

5 OF 8
 PDP TEXT

PERMITTED / PROHIBITED LAND USES CONT.

USES	PLANNING AREA			
	C(1A)	C(1B)	C(1C)	C(1D)
OFFICE & SIMILAR USES (ALL USES PERMITTED IN B1 & C1, W.M.C. 11-4-6, EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)	P	NP	NP	P
BUSINESS & COMMERCIAL USES (ALL USES PERMITTED IN C(1A), C(1B), AND C(1D), W.M.C. 11-4-6, EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)	P	NP	NP	P
AUTOMOBILE ACCESSORY STORE	P	NP	NP	P
AUTOMOBILE RENTAL OFFICE	P	NP	NP	P
AUTOMOBILE WASH FACILITY	P	NP	NP	P
DRUG STORE/CONVENIENCE STORE W/ DRIVE THRU	P	NP	NP	P
FAST FOOD RESTAURANT/SNACKS W/OUT DRIVE THRU	P	NP	NP	P
FAST FOOD RESTAURANT/SNACKS W/ DRIVE THRU	P	NP	NP	P
GASOLINE STATION/CONVENIENCE STORE	P	NP	NP	P
TATOO PARLOR/BODY PIERCING PARLOR	P	NP	NP	P
CHURCHES	P	NP	NP	P
BAR/NIGHTCLUB/TAVERN USES ARE PERMITTED, BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES	P	NP	NP	P
INDOOR ENTERTAINMENT ESTABLISHMENTS, INCLUDING AMUSEMENT CENTERS, BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES ARE PERMITTED, BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES.	P	NP	NP	P
CLEANING/LAUNDRY/TAILOR/FUR STORAGE USES, NO ON-SITE CLEANING	P	NP	NP	P
MASSAGE THERAPISTS (MASSAGE PARLORS ARE PROHIBITED)	P	NP	NP	P
ADULT BUSINESSES	NP	NP	NP	NP
INDUSTRIAL USES	NP	NP	NP	NP
OPEN & AGRICULTURAL USES				
CROP PRODUCTION (TIMED TO COORDINATE WITH PROJECT PHASING)	P	P	P	P
GRAVEL, MINERAL, SAND EXTRACTION UPON PERMIT GRANTED PURSUANT TO THIS CODE	NP	NP	NP	NP
PRIVATE COUNTRY CLUBS	NP	NP	NP	NP
PUBLIC OR PRIVATE GOLF COURSES	NP	NP	NP	NP
RIDING STABLES & ACADEMIES	NP	NP	NP	NP
WATER RESERVOIRS	NP	NP	NP	NP

6

KEY:

PERMITTED USES, INDICATED AS "P," ARE ALLOWED AS A RIGHT.

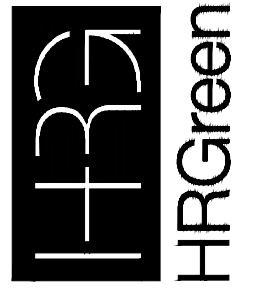
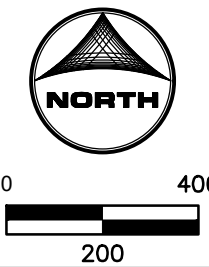
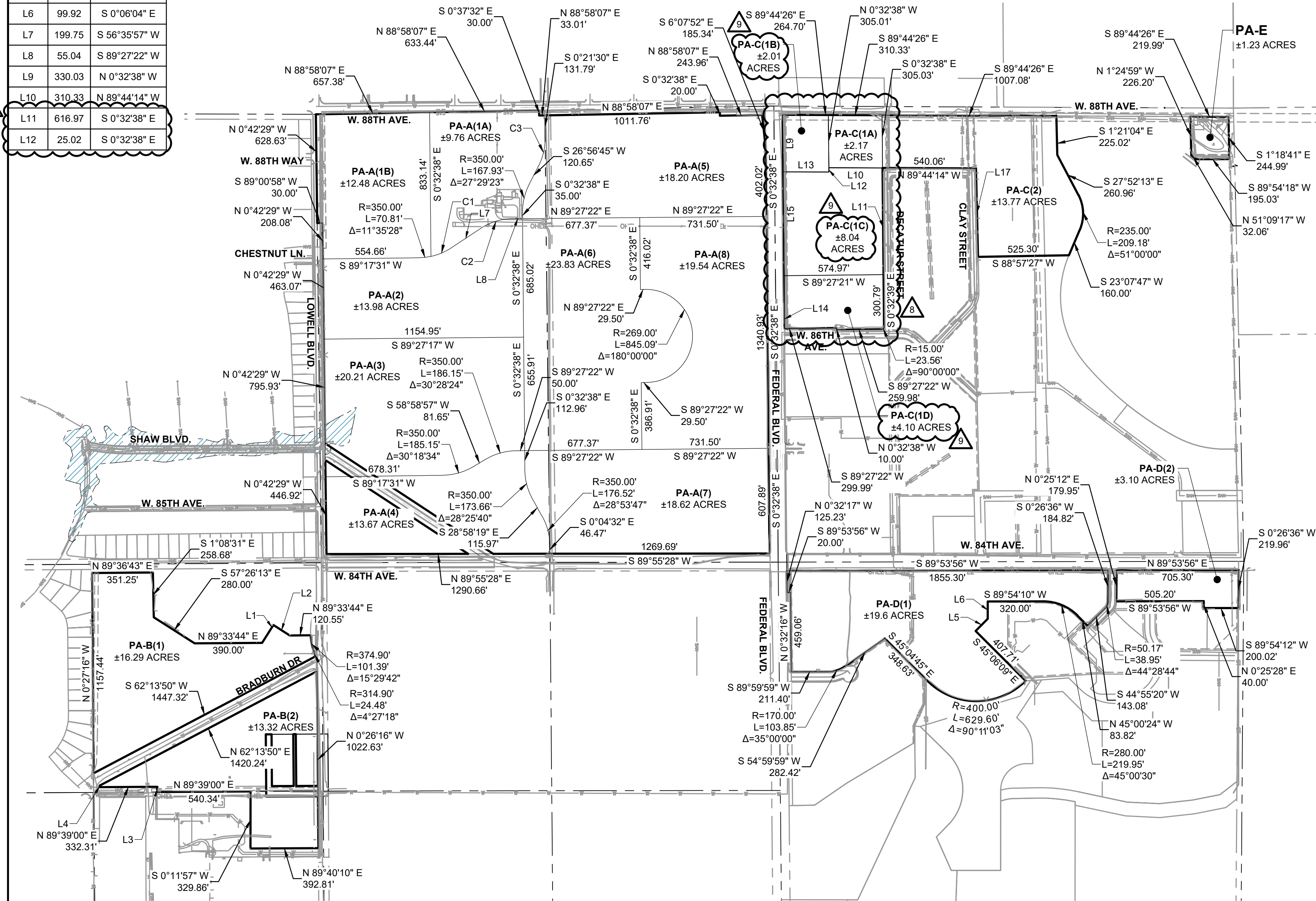
NOT PERMITTED USES, INDICATED AS "NP," ARE NOT ALLOWED AS A RIGHT.

CONDITIONAL USES, INDICATED AS "C," ARE ALLOWED UPON A DETERMINATION THAT THEY MEET THE CONDITIONS SPECIFIED IN SECTION 11-4-9 W.M.C.

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 8

Curve Table			
Curve #	Length	Radius	Delta
C1	128.90	350.00	21°06'07"
C2	200.71	350.00	32°51'25"
C3	166.79	350.00	27°18'15"

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	122.00	N 32°33'44" E	L13	264.70	N 89°44'26" W
L2	112.00	S 57°26'16" E	L14	305.79	N 0°32'39" W
L3	30.00	S 0°12'09" E	L15	600.03	N 0°32'38" W
L4	8.62	S 0°30'44" E	L17	511.71	N 1°18'41" W
L5	100.01	S 44°51'43" W			
L6	99.92	S 0°06'04" E			
L7	199.75	S 56°35'57" W			
L8	55.04	S 89°27'22" W			
L9	330.03	N 0°32'38" W			
L10	310.33	N 89°44'14" W			
L11	616.97	S 0°32'38" E			
L12	25.02	S 0°32'38" E			



UPLANDS

DATE: 12.12.2024

UPLANDS
 SECOND AMENDED PRELIMINARY
 DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 09.18.2024

REVISIONS

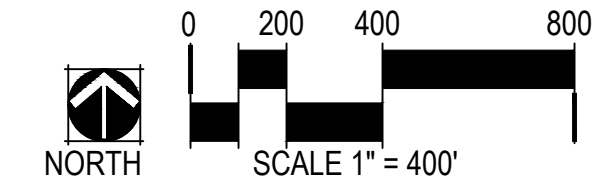
SUB-02: 12.12.2024

6 OF 8
 PLANNING AREA
 BOUNDARIES

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN UPLANDS

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 8



UPLANDS

DATE: 12.12.2024

UPLANDS SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN PREPARED: 09.18.2024	REVISIONS	SUB-02: 12.12.2024	7 OF 8 OVERALL L.U. PLAN
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LAND USE PLAN

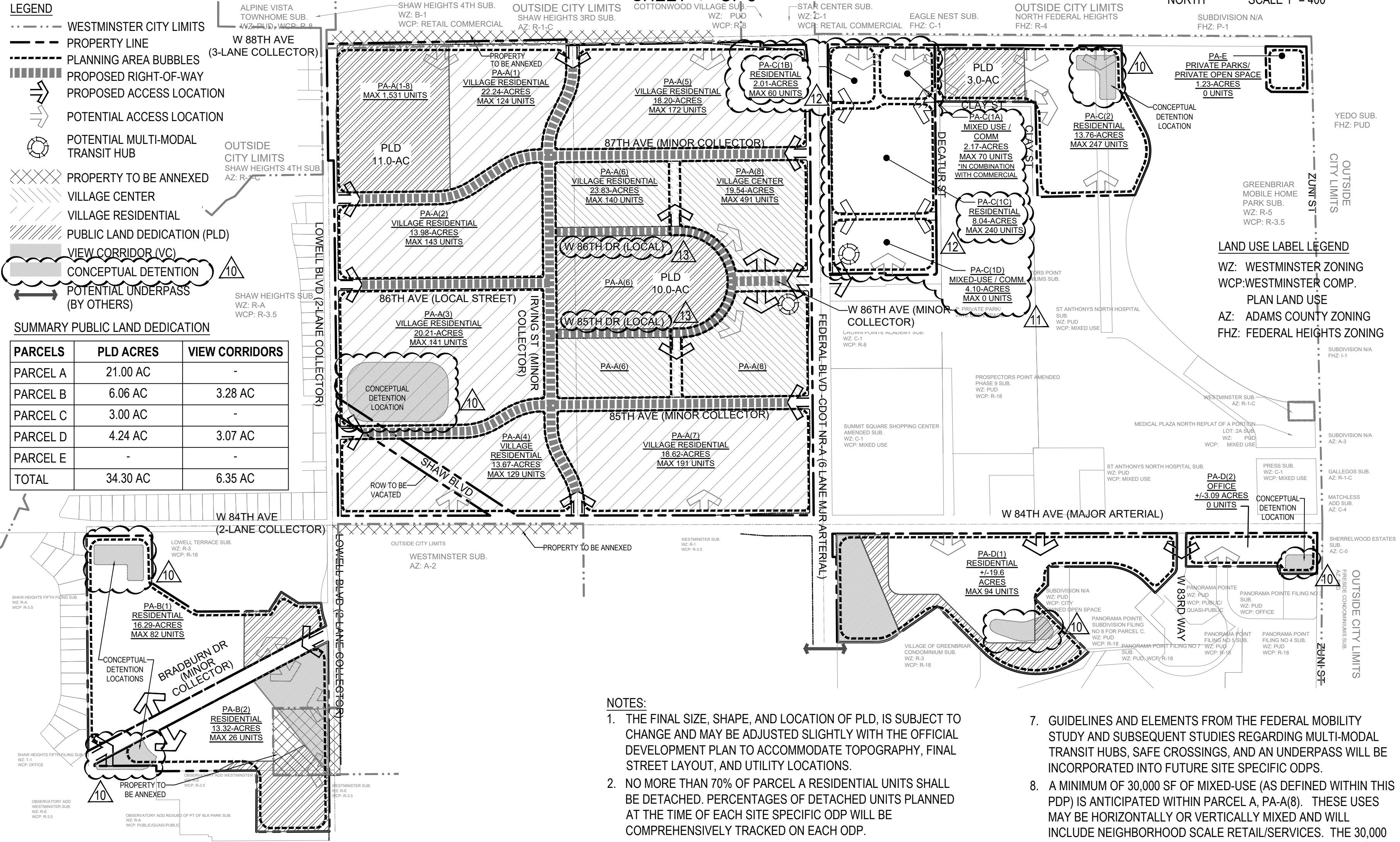
LEGEND

- WESTMINSTER CITY LIMITS
- - - PROPERTY LINE
- - - PLANNING AREA BUBBLES
- ▨ PROPOSED RIGHT-OF-WAY
- ➔ PROPOSED ACCESS LOCATION
- ➔ POTENTIAL ACCESS LOCATION
- ⊙ POTENTIAL MULTI-MODAL TRANSIT HUB
- XXXXX PROPERTY TO BE ANNEXED
- ▨ VILLAGE CENTER
- ▨ VILLAGE RESIDENTIAL
- ▨ PUBLIC LAND DEDICATION (PLD)
- ▨ VIEW CORRIDOR (VC)
- ☁ CONCEPTUAL DETENTION
- ➔ POTENTIAL UNDERPASS (BY OTHERS)

SUMMARY PUBLIC LAND DEDICATION

PARCELS	PLD ACRES	VIEW CORRIDORS
PARCEL A	21.00 AC	-
PARCEL B	6.06 AC	3.28 AC
PARCEL C	3.00 AC	-
PARCEL D	4.24 AC	3.07 AC
PARCEL E	-	-
TOTAL	34.30 AC	6.35 AC

LAND USE LABEL LEGEND
WZ: WESTMINSTER ZONING
WCP: WESTMINSTER COMP.
PLAN LAND USE
AZ: ADAMS COUNTY ZONING
FHZ: FEDERAL HEIGHTS ZONING



NOTES:

- THE FINAL SIZE, SHAPE, AND LOCATION OF PLD, IS SUBJECT TO CHANGE AND MAY BE ADJUSTED SLIGHTLY WITH THE OFFICIAL DEVELOPMENT PLAN TO ACCOMMODATE TOPOGRAPHY, FINAL STREET LAYOUT, AND UTILITY LOCATIONS.
- NO MORE THAN 70% OF PARCEL A RESIDENTIAL UNITS SHALL BE DETACHED. PERCENTAGES OF DETACHED UNITS PLANNED AT THE TIME OF EACH SITE SPECIFIC ODP WILL BE COMPREHENSIVELY TRACKED ON EACH ODP.
- NO MORE THAN 70% OF TOTAL UPLANDS RESIDENTIAL UNITS SHALL BE DETACHED. PERCENTAGES OF DETACHED UNITS PLANNED AT THE TIME OF EACH SITE SPECIFIC ODP WILL BE COMPREHENSIVELY TRACKED ON EACH ODP.
- ANY CHANGE TO THE PLANNING AREA BOUNDARIES OR CHANGE TO DENSITY REQUIRES REVIEW AND APPROVAL OF THE CHANGE BY THE WESTMINSTER PLANNING COMMISSION AND/ OR THE WESTMINSTER CITY COUNCIL PER THE WESTMINSTER CITY CODE IN EFFECT AT THE TIME OF THE CHANGE.
- PLANNING AREAS INCLUDE RIGHT-OF-WAY FOR MINOR COLLECTORS SHOWN WITHIN UPLANDS PROPERTY.
- UNIT COUNTS AND GROSS DENSITIES WILL BE COMPREHENSIVELY TRACKED WITH EACH SITE SPECIFIC ODP TO ENSURE THEY DO NOT EXCEED ALLOWED MAXIMUMS BY PARCEL / PLANNING AREA OR FOR THE ENTIRE PDP.
- GUIDELINES AND ELEMENTS FROM THE FEDERAL MOBILITY STUDY AND SUBSEQUENT STUDIES REGARDING MULTI-MODAL TRANSIT HUBS, SAFE CROSSINGS, AND AN UNDERPASS WILL BE INCORPORATED INTO FUTURE SITE SPECIFIC ODPs.
- A MINIMUM OF 30,000 SF OF MIXED-USE (AS DEFINED WITHIN THIS PDP) IS ANTICIPATED WITHIN PARCEL A, PA-A(8). THESE USES MAY BE HORIZONTALLY OR VERTICALLY MIXED AND WILL INCLUDE NEIGHBORHOOD SCALE RETAIL/SERVICES. THE 30,000 SQUARE FEET OF RETAIL/COMM. SPACE WILL BE CONSTRUCTED PRIOR TO 50% OF THE RESIDENTIAL DWELLING PERMITS IN THE UPLANDS. A MAXIMUM TOTAL OF 2,350 DWELLINGS ARE PROPOSED WITHIN THE OVERALL PDP, AND 50% IS 1,275 DWELLING UNITS.
- ULTIMATE MAX UNITS BY TYPE, WITHIN EACH PLANNING AREA, MAY INCLUDE A COMBINATION OF UNIT TYPES LISTED. THE MAX NUMBER OF UNITS SHALL NOT EXCEED OVERALL UNIT MAX OR UNIT TYPE MAXIMUMS.
- UNITS MAY TRANSFER BETWEEN PA-C(1B) AND PA-C(1C) AT TIME OF SITE SPECIFIC ODP FOR EITHER PLANNING AREA; THE TOTAL UNIT COUNT BETWEEN PA-C(1B) AND PA-C(1C) SHALL NOT EXCEED 300 UNITS.

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 8 OF 8

LAND USE CHART

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN - MAX (DU/AC)	MAX # OF UNITS	TYPE OF DWELLING UNITS	MAX UNITS BY TYPE (9)					MAX HEIGHT	MIN / MAX NON-RESIDENTIAL SF
							MAX SFD	O R	MAX SFA	O R	MAX MF		
PA-A(1)	RESIDENTIAL	22.24 AC	9.51%	4.0 - 5.6	124	SFD, SFA	101		124		-	40'	-
PA-A(2)	RESIDENTIAL	13.98 AC	5.98%	6.0 - 10.3	143	SFD, SFA	125		143		-	40'	-
PA-A(3)	RESIDENTIAL	20.21 AC	8.65%	5.5 - 7.0	141	SFD, SFA	136		141		-	40'	-
PA-A(4)	RESIDENTIAL	13.67 AC	5.84%	7.0 - 9.5	129	SFD, SFA	123		129		-	40'	-
PA-A(5)	RESIDENTIAL	18.20 AC	7.78%	8.0 - 9.5	172	SFD, SFA	163		172		-	40'	-
PA-A(6)	RESIDENTIAL	23.83 AC	10.19%	5.2-5.9	140	SFD, SFA	124		140		-	50'	-
						MF	-		-	140	50'	-	
PA-A(7)	RESIDENTIAL	18.62 AC	7.96%	8.0 - 10.3	191	SFD, SFA	191		191		-	40'	-
PA-A(8)	RESIDENTIAL/ MIXED-USE / COMMERCIAL	19.54 AC	8.35%	20.0 - 25.2	491	SFA	-		203		-	50'	MIN 30,000 SF COMM, MAX 1.0 FAR
						MF	-		-	375	65'		
PA-B(1)	RESIDENTIAL	16.29 AC	6.96%	4.15 - 5.0	82	SFD, SFA	68		82		-	40'	-
PA-B(2)	RESIDENTIAL	13.32 AC	5.69%	1.0 - 2.0	26	SFD	26		-		-	40'	-
PA-C(1A)	MIXED-USE / COMMERCIAL	2.17 AC	0.93%	8.0-36.0	70	MF	-		-		70	65'	FAR MIN 0.1 - 1.5 MAX COMM
PA-C(1B)	RESIDENTIAL	2.01 AC	0.86%	0.0-29.9	60	MF, SFA	-		30		60	65'	-
PA-C(1C)	RESIDENTIAL	8.04 AC	3.44%	0.0-29.9	240	MF, SFA	-		112		240	65'	-
PA-C(1D)	MIXED-USE / COMMERCIAL	4.10 AC	1.75%	0.0	0	-	-		-		0	65'	FAR MIN 0.1 - 1.5 MAX COMM
PA-C(2)	RESIDENTIAL	13.77 AC	5.89%	8.0 - 18.0	247	MF, SFD, SFA	111		165		247	65'	-
PA-D(1)	RESIDENTIAL	19.60 AC	8.38%	4.0 - 4.8	94	SFD, SFA	86		94		-	40'	-
PA-D(2)	OFFICE	3.10 AC	1.33%	-	-	-	-		-		-	65'	MIN 47,000 SF, MAX FAR 0.35
PA-E	PRIVATE O.S.	1.23 AC	0.53%	-	-	-	-		-		-	-	-
		233.92 AC	100%		2350								

14

NOTE: UNITS MAY TRANSFER BETWEEN PA-C(1B) AND PA-(1C) AT TIME OF SITE SPECIFIC ODP FOR EITHER PLANNING AREA; THE TOTAL UNIT COUNT BETWEEN PA-C(1B) AND PA-C(1C) SHALL NOT EXCEED 300 UNITS.

4

UPLANDS

DATE: 12.12.2024

UPLANDS
 SECOND AMENDED PRELIMINARY
 DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN PREPARED: 09.18.2024
REVISIONS
SUB-02: 12.12.2024

ATTACHMENT 3



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements

Please verify that all items listed below have been included as a part of this submittal by placing a check mark (✓) next to each item.

** Please note that incomplete submittals will not be accepted for review. In some cases, additional copies of documents or plan sets may need to be provided. Any inaccurate or incomplete information provided by the applicant may cause the application to be returned to the applicant and/or delay scheduled public hearing dates.*

** Applications are digitally accepted through [eTRAKiT](#) online permitting and project application system*

1. Review Fee \$500.00 (nonrefundable)
2. Signed "Application for Comprehensive Plan Amendment" Form. One form is needed for each property owner within the area proposed to be amended. (This application form)
3. Ownership and Encumbrances Report: The O&E report must be from a title company and dated within the last 30 days from date of application
4. If the real property owner is a legal entity, applicant must provide evidence of authorization to sign on behalf of such entity. (*i.e. Articles of Incorporation, Articles of Organization, Operating Agreement, Resolution from the Board of Directors*)
5. Notice of Public Hearing Letters: Applicant shall mail Notice of Public Hearing letters to each address within 1000 feet of the area proposed to be amended (the letter to use and a mailing list will be provided by the City). (Note – this step occurs later in the process and is not needed at the time of initial application.) (§11-5-13(A), W.M.C.)
6. Notice of Public Hearing Signs: One or more Notice of Public Hearing signs will need to be procured and placed (by the applicant at his/her expense) on the area proposed to be amended. A map will be provided by the City showing where the sign(s) will need to be placed. A template for creating the signs will also be provided. (Note – this step occurs later in the process and is not needed at the time of initial application.) (§11-5-13(A), W.M.C.)
7. Statements of Compliance. Statements as to how the proposed amendment will be in the public good and in compliance with the overall purpose and intent of the Comprehensive Plan. (§11-5-21(B), W.M.C.) (See next page; add additional sheets, as necessary.)
8. Comprehensive Plan Amendment Trip Generation Worksheet. Complete the attached worksheet on page 6 summarizing the project, study area and trip generation rates. (§11-5-13(A), W.M.C.)
9. Property legal description. Provide a lot and block reference within a platted subdivision, metes-and-bounds description via field notes or property survey. (§11-5-21(A), W.M.C.)
10. Citizen participation plan describing timing, types and sequence of outreach efforts. (§11-5-21(A), W.M.C.) A report prepared by the applicant describing the result of

citizen outreach shall be furnished prior to scheduling the application for public hearing

11. Sewer Study, as determined by the Department of Public Works & Utilities for properties located within the [Big Dry Creek sewer basin](#)

Should the applicant wish to proceed with the application after Technical Review and receipt of staff comments, the following additional items are required:

1. Public Hearing Fee \$350.00 per hearing, Planning Commission and City Council (nonrefundable)
2. Notice Letters and Stamped and Labeled Envelopes (to be sent by the applicant). Provide certification of mailing of notice letters for each of the owners within 500 feet of the area proposed to be amended. Certification of mailing and a copy of the notice letter must be received by the Planning Manager at least 10 days prior to the public hearing. (§11-5-13(A), W.M.C.)

Brief Description of Proposed Amendment: (use additional sheets if necessary)

See attached Narrative

This amendment is requested for the following reasons: (use additional sheets if necessary)

See attached Narrative

Statements of compliance with Comprehensive Plan Amendment Criteria (§11-5-21(A)):

The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.

See attached Narrative

The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.

See attached Narrative

The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area.

The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.
See attached Narrative

The proposed amendment provides for the orderly physical growth of the city.
See attached Narrative

The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.
See attached Narrative

The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.
See attached Narrative

The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City general fund revenue.
See attached Narrative

The proposed amendment will not negatively impact referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.

The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.

See attached Narrative

I have read, examined and, completed this application. By signing below, I assert, under the penalty of perjury, that the above information is true, correct and complete to the best of my knowledge. I understand that City of Westminster staff will visit and photograph the subject property; that public hearing advertisement signs will be placed on the property; and this application, including all submitted documents and materials relating to this application are public information and can be made available through an open records request. Further I acknowledge that should City Council act to deny this application for Comprehensive Plan Amendment, the property owner is prohibited from submittal of a subsequent Comprehensive Plan Amendment application for the same land use designation on the same property for a period of one year from the date of City Council denial.

See signature sheets below

Signature of Applicant
(if different from Property Owner)(required)*

Date

Print Name

Title

Signature of Property Owner (required)*

Date

Print Name

Signature of Property Owner (required)*

Date

Print Name

**If legal entity, provide evidence of authorization to sign on behalf of such entity using the form on the next page.*



I have read, examined and, completed this application. By signing below, I assert, under the penalty of perjury, that the above information is true, correct and complete to the best of my knowledge. I understand that City of Westminster staff will visit and photograph the subject property; that public hearing advertisement signs will be placed on the property; and this application, including all submitted documents and materials relating to this application are public information and can be made available through an open records request. Further I acknowledge that should City Council act to deny this application for Comprehensive Plan Amendment, the property owner is prohibited from submittal of a subsequent Comprehensive Plan Amendment application for the same land use designation on the same property for a period of one year from the date of City Council denial.

OWNER:

VPDF UPLANDS LLC
a Delaware limited liability company

By: VP FINDERS 2 HOLDINGS LLC,
a Delaware limited liability company

By: Värde Partners, Inc.
a Delaware corporation, its Manager

By: Mark G. Rabogliatti

Printed Name: Mark G. Rabogliatti

Title: Authorized Signatory



I have read, examined and, completed this application. By signing below, I assert, under the penalty of perjury, that the above information is true, correct and complete to the best of my knowledge. I understand that City of Westminster staff will visit and photograph the subject property; that public hearing advertisement signs will be placed on the property; and this application, including all submitted documents and materials relating to this application are public information and can be made available through an open records request. Further I acknowledge that should City Council act to deny this application for Comprehensive Plan Amendment, the property owner is prohibited from submittal of a subsequent Comprehensive Plan Amendment application for the same land use designation on the same property for a period of one year from the date of City Council denial.

Signature of Applicant
(if different than Property Owner) (required)*

09/16/2024

Date

Chad M. Ellington

Print Name

Authorized Rep

Title



December 12, 2024

John McConnell and Jacob Kasza
City of Westminster Community Development
4800 W. 92nd Ave.
Westminster, CO 80031

**Re: Uplands PA-C(1): Application Form & Statement of Compliance
Comprehensive Land Use Plan Amendment: PA-C(1B) and PA-C(1C)**

Dear John and Jacob:

On behalf of the applicant (VPDF Uplands LLC), we are pleased to submit this application request for a Comprehensive Land Use Plan Amendment and Preliminary Development Plan (PDP) Amendment No. 2 (see separate, concurrent PDP amendment submittal) for a portion of Planning Area C(1) within the Uplands community.

BACKGROUND, DESCRIPTION & REQUEST

The existing Uplands PDP was approved under the 2015 Comprehensive Plan. In alignment with the 2015 Comprehensive Plan, the Uplands PDP describes PA-C(1) as mixed-use commercial and allows for a maximum of 1.5 FAR for commercial development and up to 370 units of residential development. In alignment with the comprehensive plan designation, the development of any residential unit requires vertically mixed commercial uses with a minimum FAR of 0.1. Even with the recent adoption of the 2040 Comprehensive Plan in March of 2023, which assigns this property as “Commercial Mixed-Use”, similar requirements for land use and densities apply. Below is a summary of those character elements.

	2015 Comprehensive Plan	2040 Comprehensive Plan
	Mixed-Use Commercial	Commercial Mixed-Use
Density	Min. 8.0 du/acre, when provided Max. 36.0 du/acre, when provided	Max. 24.0 du/acre (horizontal mixed-use) 36.0 du/acre (vertical mixed use)
Floor Area Ratio	Min. 0.10 Commercial when Residential provided Max. 1.5 Combined Residential & Commercial	Min. 0.10 FAR Commercial with Residential Max. 2.0 FAR

Prior to and since the Uplands PDP was approved in December 2021, Uplands has marketed the PA-C(1) site to vertical developers, which has resulted in the proposed expansion of the Crown Pointe School (PA-C(1D)) as well as a proposed vertically mixed-use affordable multi-family building that includes limited ground floor supportive commercial uses (proposed within PA-C(1A)). The balance of the site has received limited interest from multi-family builders who see the significant need for housing in this area, but all were deterred from proceeding due to the extensive commercial requirements found in the comprehensive plan. The remaining 10.05 acres require at least 43,780 sf of ground floor commercial development to build any residential. For comparison, the vacant grocer building within Summit Square at the northeast corner of W 84th Avenue and Federal Boulevard is just over 50,000 sf. Other commercial buildings within the adjacent Federal Boulevard corridor are also struggling with finding and keeping tenants due to market conditions, lack of traffic within the area, and the lack of housing density nearby.

A commercial viability analysis was performed through CBRE Capital Markets which confirmed the issues that were, in part, reducing developer interest in this area. The following are a summary of those findings:



- This trade area is considered a “B-/C location” (compared to a primary (A) trade area at 104th and Federal)
- The current retail appetite is for small pads (ground leases), not vertically mixed-use buildings
- Retail appetite for in-line retail is non-existent across the greater market given hard costs and capital markets. When it returns in the future, it will gravitate toward higher traffic intersections
- With additional rooftops and density, pads are the highest possibility use for the remaining commercial parcel at full or ¾ movement intersections

To respond to an increasingly selective development market and to help promote the growth of a complete neighborhood that allows much-needed housing to be built, Uplands requests the following amendment to the 2040 Comprehensive Plan for areas within PA-C(1) of the Uplands community.

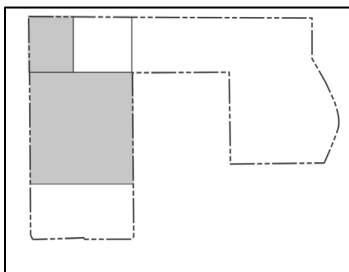
- Amend PA-C(1B) and PA-C(1C) from Commercial Mixed-Use to Urban Multi-Family.

In addition to the proposed amendment to the comprehensive plan, this proposal also includes the following amendment:

- 2nd Amendment to the existing Uplands Preliminary Development Plan (PDP) is also proposed (see separate, concurrent PDP amendment submittal). Changes reflect the same modifications listed above as part of the comprehensive plan amendment allowing for targeted residential development under the Urban Multi-Family designation within PA-C(1B) and PA-C(1C). The proposed PDP amendment aligns with the comprehensive plan amendments noted above. Key changes include:
 - The revision of sub planning area boundaries to reflect the lots created by the Uplands Filing No. 3 plat and its associated right-of-way dedications for West 87th Place and West 86th Place, which create a gridded street network
 - The amendment of land uses and densities to align with the comp plan amendment request
 - Additional small revisions have also been made in an effort to keep all graphics consistent across the plan set

The narrative sections below describe how this proposed comprehensive plan amendment aligns with the intent statement and development standards for the proposed comprehensive plan land use designation “Urban Multi-Family.”

PROPOSED COMPREHENSIVE LAND USE PLAN AMENDMENT (PA-C(1B) and PA-C(1C))



Request: Amend the northwest corner (PA-C(1B) and PA-C(1C)) from Commercial Mixed-Use (2040 Comp Plan) to Urban Multi-Family.

Compliance: The table below outlines how this amendment complies with the intent statement and development standards for the ‘Urban Multi-Family’ land use designation.



PA-C(1B) and C(1C): Urban Multi-Family Development Standards

	2040 Comprehensive Plan	How Uplands PA-C(1B) and PA-C(1C) Complies
Intent Statement	Be located along arterial streets, adjacent to high-capacity transit and activity centers, where supportive neighborhood-serving uses and employment opportunities are available	The proposed Urban Multi-Family land use designation is located along an arterial street (Federal Boulevard) and adjacent to high-capacity transit. The comprehensive plan notes the existing bus route along Federal today along with the stop and station enhancements planned along this identified priority transit corridor. CDOT has begun the environmental study and design work on building a Bus Rapid Transit (BRT) route along Federal Boulevard from 120 th Avenue in Westminster to southern Denver, which includes the PA-C(1) frontage. Per CDOT's website, this will provide reliable, high-frequency bus service along Federal Boulevard, which is one of the highest ridership transit corridors in the Denver region. Helping to activate the corridor and increase ridership is the proposed residential development of PA-C(1B) and PA-C(1C), the existing and future expansion of Crown Pointe school to the south, as well as the existing commercial buildings located in Summit Square at the northeast corner of W 84 th Avenue and Federal Boulevard.
	Urban Multi-Family shall be located with pedestrian and bicycle infrastructure with connectivity to adjacent commercial services, parks, open spaces, and trail system.	The Uplands PDP includes pedestrian and bicycle infrastructure improvements to connect existing and future residents to adjacent commercial services, parks, open spaces and trail systems. In this location, bike and pedestrian improvements are included along W 88 th Avenue. Detached sidewalks are included along Federal Boulevard, on W 87 th Place, W 86 th Place and a mix of existing attached and proposed detached walks along the Uplands-adjacent frontages of Decatur Street.
Primary Uses	Multi-Family; Townhomes	Existing PDP and proposed PDP amendment allow Multi-Family, Townhomes
Secondary Uses	Non-commercial Recreational Uses; Child Care Facilities; Group Homes; Live/Work Units	Existing PDP and proposed PDP amendment allow Non-commercial Recreational Uses, Child Care Facilities, Live/Work Units
Form and Guidelines	Buildings 1 to 4 stories but allowed higher along arterial streets or within Focus Areas and, in all cases, lower	Proposed PDP amendment maintains the existing height up to five stories given the planning area's adjacency to Federal Boulevard, an arterial street.



	heights on edge locations abutting lower density residential uses;	
	Access to community parks, trails and open space;	PA-C(1B) and PA-C(1C) are located adjacent to the 3.0-acre public land dedication located at the northeast corner of W 87 th Place and Decatur Street.
	Gridded street system;	The approved Filing No.3 Plat dedicates W 87 th Place and W 86 th Place rights-of-way, creating a gridded street system across PA-C(1).
	Engaged street orientation;	Similar to other neighborhood development within the Uplands community, future plans will generally incorporate a pedestrian-scaled design. Site plan details will be determined at time of ODP for this planning area, which will go to public hearings in front of Planning Commission and City Council.
	Structured or tuck-under parking, with some on-street or surface parking	Future plans may include structured or tuck-under parking in combination with on-street and surface parking. Site plan details will be determined at time of ODP for this planning area, which will go to public hearings in front of Planning Commission and City Council.
Density	Maximum of 36 du/ac	The Amended PDP allows a maximum of 370 units within PA-C(1) overall. PA-C(1A) is currently approved for 70 units. With this proposed PDP amendment, PA-C(1B) would be allowed a maximum of 60 units (29.9 du/ac across 2.01 gross acres) and PA-C(1C) would be allowed a maximum of 240 units (29.9du/ac across 8.04 gross acres) for a total of 370 units across all of PA-C(1). This revision re-allocates the number of proposed units within PA-C(1B) and C(1C) without exceeding the allowed 300 units, and encourages the development of these units by removing the commercial requirement that has prevented this site from being developed.
Minimum Lot Size	5.0 gross acres for multi-family	Gross acreage for the revised PA-C(1B) and PA-C(1C) is approximately 10.05 acres.



COMPLIANCE WITH SECTION 11.5.21(B)

The proposed amendment to the City of Westminster’s Comprehensive Plan PA-C(1B) and PA-C(1C) from Commercial Mixed-Use to Urban Multi-Family is in compliance with the following approval criteria for amendments to the City’s Comprehensive Land Use Plan.

Criteria for Approval (Section 11.5.21(B))	How Uplands PA-C(1B) and PA-C(1C) Complies
<p>1. The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.</p>	<p>The proposed Comprehensive Land Use Plan Amendment complies with the vision, intent and applicable policies of the 2040 Comprehensive Plan, as well as other adopted plans, policies and guidelines. Examples of how this amendment complies with the Comprehensive Plan and other adopted plans and policies are provided below:</p> <p><i>Comprehensive Plan Goal LU-1: Achieve a balance of uses in the city, including employment, residential, cultural, destination attractions, and retail, as well as a full range of amenities necessary to support a vibrant and resilient community.</i></p> <p>The proposed amendment maintains a general mix of residential and secondary uses allowed within the existing PDP for overall PA-C(1). Use categories proposed include residential (both market rate and affordable), civic/community uses, schools, churches and easy access to future parks and open spaces. These uses are in addition to the existing residential, school, commercial uses and parks and open spaces within the immediate vicinity.</p> <p><i>Comprehensive Plan Goal LU-3: Foster a sustainable mix of commercial and institutional uses accessible to neighborhoods and business districts.</i></p> <p>The proposed amendment helps support the success of adjacent commercial uses by increasing the number of rooftops built in the near future. The existing and future residential uses also have easy access to institutional uses, including Crown Pointe school. Finally, this amendment helps create a complete neighborhood within and around Planning Area C – which includes a mix of market rate and affordable homes, services to support these homes and park and open space amenities all connected by a gridded street network that improves existing bike and pedestrian connections.</p> <p><i>Comprehensive Plan Policy LU-3.3: Support the Neighborhood Unit concept through characteristics of a 20-minute neighborhood, where residents have access to retail services, schools, and other services.</i></p> <p>The proposed amendment ensures a full mix of uses that create a 20-minute neighborhood, where</p>



	<p>existing and future residents have ease of access to existing and future retail services and schools.</p> <p><i>Comprehensive Plan Goal LU-9 Maintain the city's high-quality design and development character.</i> The proposed amendment maintains the City's high-quality design and development character by providing an innovative and thoughtful design approach and by providing a pedestrian-scaled neighborhood, context-sensitive architecture, and sustainable landscape practices.</p> <p><i>2023 Housing Needs Assessment:</i> The Westminster Housing Needs Assessment outlines a variety of Opportunities and Recommendations (page 72) which include the expansion of infill development in neighborhoods along major roadways. As outlined in the Housing Needs Assessment, <i>"Underutilized parcels located near popular destinations or public transit and that currently provide minimal benefits to the community are ideal candidates for infill development."</i> The proposal to create a viable development opportunity along a predominant corridor that is surrounded by existing residential and commercial development aligns with this goal of the Westminster Housing Needs Assessment.</p> <p><i>2024 City of Westminster City Council Strategic Plan: Strategic Priority 3: Community Health and Safety – Invest in innovative and collaborative approaches to provide a continuum of services that preserve, promote and protect the health, safety and environment of Westminster.</i> The proposed amendment preserves the health, safety and environment for future residents by providing nearby amenities and a mix of residential and mixed-use development within close proximity. Such amenities encourage walking, biking and use of public transit for residents, providing an opportunity for improved health and well-being.</p>
<p>2. The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.</p>	<p>The proposed residential uses serve a public purpose by creating a 20-minute neighborhood that gives residents a high-quality living environment rich with nearby amenities, including retail services, schools and public open spaces. The proposed amendment is not detrimental to the surrounding lands due to a mix of uses within the existing nearby neighborhoods. The proposed multi-family use creates a harmonious density transition with the adjacency of Federal Boulevard</p>



	<p>and the plans for Bus Rapid Transit along this corridor.</p>
<p>3. The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area.</p>	<p>The proposed amendment minimizes the nature and degree of impacts on nearby neighborhoods by providing rooftops in a location that will support existing and future nearby commercial.</p>
<p>4. The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.</p>	<p>The current PDP was approved as a mixed-use commercial development that allows for a maximum of 1.5 FAR for commercial development and up to 370 units of residential development. In addition, the development of any residential unit within this designation requires vertically mixed-commercial uses with a minimum FAR of 0.1. Uplands has marketed the PA-C(1) site to over 5,100 vertical developers since approval, which has resulted in some development (PA-C(1A) and PA-C(1D)), however, the balance of the site has seen very little interest from residential developers due to the extensive commercial requirements tied to residential development. Commercial developers too, have steered away from this site as the general appetite for commercial and retail has trended to small pads (ground leases) versus mixed use buildings. An analysis conducted by CBRE Capital Markets indicated that this portion of PA-C(1) was classified as B-/C due to limiting traffic conditions and general cost of development. In addition, adjacent commercial development within the area has also seen difficulties with keeping tenants. South of Uplands PA-C(1), located at the corner of 84th and Federal, there are existing vacancies including an in-line retailer, grocer, and office space.</p> <p>Because of the hurdles facing commercial development in this location, additional housing would further support the long-term success of existing and future commercial that develops in this area.</p>
<p>5. The proposed amendment provides for the orderly physical growth of the city.</p>	<p>The proposed amendment provides a variety of residential rooftops in this area and a use that is more achievable for the current market conditions. The proposed housing also supports a challenged commercial market. The amendment helps create a 20-minute neighborhood that gives residents a high-quality living environment rich with nearby amenities, including retail services, schools and public open spaces.</p>



<p>6. The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.</p>	<p>The proposed amendment furthers the City's adopted sustainability and housing goals by providing additional market rate housing opportunities within C1(B) and C1(C), as well as a mix of housing opportunities within the Uplands PDP. The proposed amendment will also provide a complete 20-minute, walkable neighborhood, which will reduce the need for the automobile, resulting in lower emissions and improve the air quality for the neighborhood.</p>
<p>7. The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.</p>	<p>The proposed amendment is appropriate to address the uniqueness in character of the property. The proposal includes a re-allocation of uses, addressing the changing market conditions and a challenged commercial market. Constraints to commercial development due to limited access off Federal Boulevard (limited to right-in/right-out access), limited traffic counts off internal streets and lack of visibility indicate that higher density residential uses, such as multi-family and townhomes are better suited for success in this location. These additional residents would not only activate the larger area, but also stimulate RTD ridership and support existing and future commercial uses.</p> <p>It is also important to note the additional commercial and mixed-use developments in Uplands, including the mixed-use C1(A) property, as well as the proposed commercial on the west side of Federal Boulevard within Village Center (A(8)). The overall use mix proposed with the Uplands PDP will create a cohesive community that is well-integrated into the Westminster fabric.</p>
<p>8. The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City's general fund revenue.</p>	<p>The proposed amendment has no impact on the drainage, water and sewer infrastructure, water supply, fire and police services, or the parks and open space system, to exceed their design capacity. The infrastructure systems have been designed to meet the original master plan and those same improvements are being provided with this proposed amendment.</p> <p>As reflected in the traffic study submitted with this application, the proposed amendment to Urban Multi-Family will not negatively impact the transportation system and is in compliance with previous traffic assessments performed. The removal of commercial uses will not generate any additional infrastructure needs as would be generated by the previously approved PDP. Public</p>



	<p>services and public infrastructure have been designed to meet the original master plan and those same improvements are being provided with this proposed amendment.</p> <p>Overall, the Uplands PDP proposes to conserve water and use less than the 778 acre-feet originally anticipated to support the Uplands community. By using water smart practices for landscaping on the proposed development, as well as proposing a 30% reduction of indoor water use. The projected water use assumptions within the 10 acres included in this comprehensive plan amendment have a negligible net change, and will likely decrease with the removal of commercial. This minimal change is based on the projected development intensities identified in the PDP.</p>
<p>9. The proposed amendment will not negatively impact the design capacity of public services or public infrastructure provided by referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.</p>	<p>The proposed amendment has a no impact the design capacity of public services or public infrastructure provided by referral agencies. As reflected in the traffic study submitted with this application, the proposed amendment to Urban Multi-Family will not negatively impact the transportation system and is in compliance with previous traffic assessments performed. The proposed amendment is anticipated to reduce the impact on the transportation system, including transportation infrastructure provided by referral agencies such as CDOT. Public services and public infrastructure have been designed to meet the original master plan and those same improvements are being provided with this proposed amendment.</p>
<p>10. The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.</p>	<p>No environmentally sensitive characteristics were found within PA-C(1) that would create limitations on the ability to develop commercial and residential uses.</p>

SUMMARY

In summary, the proposed Comprehensive Plan amendment and associated Preliminary Development Plan (PDP) amendment:

- Provide the opportunity for a variety of residential uses within PA-C(1B) and PA-C(1C) to allow flexibility with current market conditions;
- Aid in creating a complete, 20-minute neighborhood; and
- Complement the mix of uses in the surrounding neighborhood.

We look forward to continuing to work with the City of Westminster to make this new community a success.



Sincerely,

A handwritten signature in black ink, appearing to read "Brad Haigh".

Brad Haigh, Principal
Norris Design

STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity...
2. The type of entity is a (check only one):
3. The entity is formed under the laws of the State of DELAWARE.
4. The mailing address for the entity is c/o VARDE PARTNERS, INC., 350 N. 5TH STREET, SUITE 800, MINNEAPOLIS, MN 55401.
5. The name and/or position of each person authorized to execute instruments...
6. The authority of the foregoing person(s) to bind the entity is not limited.
7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this ___ day of September, 2024.

Signature
James E Dunbar, Principal
Name and Title

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 23rd day of September, 2024, by James E Dunbar, as Principal of Varde Partners, Inc., the Manager of VP Finders 2 Holdings LLC, the sole Member of VPDF Uplands LLC.

Witness my hand and official seal.



Notary Public
My commission expires: 11/31/2028

This Statement of Authority must be recorded with the county clerk and recorder of the county in which the subject real property is situated to obtain the benefits of the statute.

1 This Statement of Authority should not be used unless the entity is capable of holding title to real property.
2 The absence of any limitation shall be prima facie evidence that no such limitation exists.



**Comprehensive Plan Amendment
Trip Generation Worksheet**

Project Name:	Uplands Parcel C1(B) & C1(C)		
Project Information:	Traffic Conformance Assessment		
Location:	Southeast corner of N Federal Boulevard & W 88th Avenue		
Brief Summary:	Proposed residential development, part of Uplands PUD in Westminster, CO		
Study Area Boundaries:	East to Property Boundary, West to N Federal Boulevard, North to E 88th Avenue, South to W 86th Avenue		
Study Area Intersections:	N Federal Boulevard & E 88th Avenue		
Existing Traffic Report:	Uplands - Parcel C1(A) Letter of Conformance, Aldridge Transportation Consultants, LLC, May 2024.		
Existing Land Use(s):			
Existing Trip Generation Information:	ITE Code	Size	Units
	221	289	DU
	822, 881	50.0	KSF
	ADT	AM Peak Hour	PM Peak Hour
	1,312	105	113
	3,521	139	384
Proposed Land Use(s):			
Proposed Trip Generation Information:	ITE Code	Size	Units
	221	300	DU
	ADT	AM Peak Hour	PM Peak Hour
	1,362	111	117
	Change in Trip Generation Numbers:	ADT	AM Peak Hour
	-3,471	-133	-380



Citizen Participation Plan Uplands PA-C(1) Comprehensive Plan Amendment

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, homeowner associations, agencies, schools and businesses in the vicinity of the site of an application for the Uplands PA-C(1) Comprehensive Plan Amendment. This site is located in Westminster, located east of Federal Boulevard and west of Decatur Street between W. 88th Avenue and W. 86th Place, and is under review for an application to amend the Comprehensive Plan for +/-10.5 acres from Commercial Mixed-Use to Mixed-Use Neighborhood.

This Citizen Participation Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Applicant & Property Owner: VPDF Uplands LLC 1480 Humboldt Street Denver, CO 80218	Applicant's Representative: The Pachner Company 1480 Humboldt Street Denver, CO 80218	Planning & Entitlements: Norris Design 1101 Bannock Street Denver, CO 80204
Representative: Chad Ellington 303-503-1016	Representative: Marcus Pachner 303-825-1671	Representative: Kayleigh Gillespie 303-892-1166

Pre-submittal Meeting: A consultation meeting was held with City of Westminster planning staff was held on March 27, 2024.

Action Plan: We're utilizing The Pachner Company's Three Circle Approach – Engaging the community at three distinct scales to capture input from the variety of stakeholders that exist proximate to our site.

- Neighborhood – Our immediate neighbors (Maiker Housing Partners, Crown Pointe Academy, Prospectors Point HOA, Cobblestone Village HOA)
- Community – Nearby businesses, schools, and community groups (Bellevue Christian School, Summit Square, St. Charles Town Company, Brookfield Residential)
- Region – The broader community (Adams County Government, Federal Heights, Observatory Heights, larger community and special interest groups)

The above list may not be fully encompassing. Additional outreach to groups or individuals may be desired as the application process continues.

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list has been developed for citizens and agencies in this area including:



- All registered homeowners associations in the vicinity of the subject property
 - Property owners within 1000 feet from site, but may include more as identified by City of Westminster staff
 - Public School District in writing, including the nearest public school
2. All persons listed on the contact list will receive a letter describing the project, proposed changes and an invitation to a neighborhood meeting to be held at nearby location(s) (locations to be determined).
- The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns
 - A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Westminster Planner assigned to this project
3. Presentation(s) specific to this application as well as additional Uplands Community Updates will be made to groups of citizens or neighborhood associations as outlined below. (All materials such as sign-in lists, comments, and petitions received are copied to the City of Westminster)

Proposed Schedule:

- Conceptual Plan Review – June 17, 2024
- Application Submittal – September 18, 2024
- Neighborhood meeting – December 11, 2024
- Submittal of Citizen Participation Report and Notification materials – Winter 2024
- Uplands Update Meeting – November 21, 2024
- Planning Commission Hearing – Winter 2024
- City Council Hearing (first reading) – Winter 2024
- City Council (second reading) – Winter 2024