WESTMINSTER
COLORADO

Tuesday, October 28, 2025, at 7:00 p.m.

PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL

2. CONSIDERATION OF PREVIOUS MEETING MINUTES
   Meeting minutes of September 9, 2025, and September 23, 2025

3. CONSIDERATION OF NEW BUSINESS

   a. Public Hearing and Recommendation for a Remand of an Official Development Plan for Uplands Filing 2, Block 2 / PA-B2
      Prepared by: Jacob Kasza, Principal Planner

4. OLD BUSINESS

5. MISCELLANEOUS BUSINESS

   a. Planning Commissioner Reappointment Discussion

6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.
For participation guidelines please visit www.westminsterco.gov/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Public testimony will be heard for Public Hearing items on the agenda. The Chair may impose time limits on speakers. Please use the sign in sheet located at the back of the room if you wish to provide public testimony.
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, Rezonings, 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 rgarcia@westminsterco.gov to make a reasonable accommodation request.

WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
September 9, 2025

1. ROLL CALL

The meeting was called to order at 7:00 pm by Vice-Chair David Carpenter. Present were Commissioners Rick Mayo, Kevin Kinnear, David Tomecek, Tracy Colling, Chennou Xiong, and Tim Pegg. Excused from attendance was Chair Jim Boschert and Commissioner Larry Dunn. Also present: Staff members, Associate Planner/Secretary Jennifer Baden, Principal Planner Jacob Kasza, Planning Aide Veronica Garcia, Planner Carson Byerhof, Senior Planner Trevor Harlow, Assistant City Engineer-Civil Heath Klein, Planning Manager John McConnell, and Deputy City Attorney Greg Graham. With the roll being called, Vice-Chair Carpenter stated that both alternate Commissioners would be voting. Commissioners Kinnear and Pegg served as Alternates.

2. CONSIDERATION OF MINUTES

Meeting Minutes from August 12, 2025.
Commissioner Pegg made a motion to approve the minutes from the August 12, 2025, Planning Commission meeting. Commissioner Kinnear seconded the motion. The minutes were unanimously accepted (7-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation on a proposed Comprehensive Plan Amendment for the former Zerger Elementary School Site

Vice-Chair Carpenter opened the public hearing at 7:02 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. Notices were provided by the required deadline. Mr. Byerhof narrated a PowerPoint presentation for the proposal to:

a. Hold a public hearing.

b. Recommend the City Council approve the Comprehensive Plan Amendment for the former Zerger Elementary school site to change the current land use designation from Public/Quasi-Public to Residential Low Density, subject to the condition set forth in the Summary of Staff Recommendations herein.

Commissioner Carpenter asked the applicant to clarify the intent with the skate park, park, and sidewalk along the east side of the site. The applicant stated the existing park would not be removed, they would be adding additional park space, access points would be located to the east and south, and the site plans could be updated as they work through the process with Staff. Commission Carpenter asked the applicant to clarify pre-development rates of stormwater detention as related to redevelopment. The applicant stated that rates would be measured from raw-land and not based off current conditions.

Commissioner Colling highlighted public comments that were made about the water main on Field Street. The applicant responded that this portion of the infrastructure was aging, and the City is asking for the developer the pay for the improvements. The applicant relayed the

infrastructure improvements would benefit the existing community in addition to providing the needed services for the proposed development.

Commissioner Pegg asked the applicant to clarify the looped water improvements. The applicant explained the water lines would connect to the water mains down west 90th Place down north Everett while maintaining pressure. Commissioner Pegg asked the applicant to explain how this system is better for resiliency. The applicant responded that having multiple connections allows water to be served in multiple directions while maintaining flow and pressure which is beneficial in emergency situations.

Commissioner Pegg asked the applicant to explain how their project would address important policy, reduce urban sprawl, and reduce the loss of open space. The applicant clarified they would be taking the infill site that has existing services and would repurpose the site without needed to add additional services. Commissioner Pegg then asked the applicant how they would be reducing open space loss. The applicant responded the process described does not reduce open space loss but reduces open sprawl.

Commissioner Mayo asked the applicant to clarify the original zoning for this site. The applicant responded the original Kings Mill PDP showed the surrounding area as a mix of housing with a mix of densities and that the broader site was envisioned as a larger community.

Vice-Chair Carpenter opened the public testimony at 7:49 pm.

Public testimony expressed concerns relating to: impacts and management of traffic, parking, and snow removal; impacts on existing utility and transportation infrastructure; water, wildlife, and tree canopy conservation; construction management and its mitigation relating to environmental concerns; construction impacts on the existing community's equity opportunities; loss of space for the existing users of the school lawn; how the site would blend with the character of the existing community; and the consequences of increased residential densities including lot size and architectural compatibility.

Public testimony included: questions relating to the feasibility of repurposing the existing building; and questions relating to affordability of new homes and potential increased cost burdens on existing residents.

Public testimony expressed need to preserve pedestrian connections through the site and to neighboring communities and services; need to preserve walkable opportunities in neighborhood; need for site to be repurposed. Public testimony included support of proposal to add to Westminster's housing opportunities; support of smaller lots and the resulting smaller maintenance needs; support of the proposal using some of the school site to add to the existing Kings Mill Park.

Vice-Chair Carpenter closed the public testimony at 9:01 pm.

Vice-Chair Carpenter asked called for a short recess to allow staff and the applicant time to respond to the public comment.

Staff responses to public comment:

- The application under consideration is for a Comprehensive Plan Amendment, going from public to residential low density. The zoning will remain Planned Unit Development (PUD).
- The proposed Comprehensive Plan Amendment under consideration is specific to the proposed change in the site's Comprehensive Plan character area designation, which includes contextual analysis to the existing community and the goals and strategies within the Comprehensive Plan. The specific design considerations of the applicant's

proposal will be reviewed with the PDP and ODP amendments once they are submitted for review.
- The applicant's proposal supports the Comprehensive Plan and the Sustainability Plan considerations to look for opportunities to upgrade and repair aging infrastructure; and by requiring infill redevelopment to take on these costs that would otherwise retract from the City's budget.
- Infill development is supported by existing infrastructure, services, and uses; whereas provision of new development in greenfield areas requires additional infrastructure, services, and uses, which results in more sprawl.
- Reverter clause for Sheridan Green site required the Sheridan Green school to go back to the City and this responsibility put strains on City resources.

Applicants' response to public comment:
- Jefferson County's RFP/RFQ process and evaluation on the best-use of the site.
- The applicant was told by Jefferson County that the school building itself was in such disrepair that it was not feasible to remain open.
- Asbestos removal would be done in compliance to state regulations.
- The existing King's Mill park will remain as is and a land dedication is proposed to enlarge the park.
- The east/west access that is in place to the community to the east will be maintained as well as access for existing residents to the [Farmers' High Line Canal] trail and [Kings Mill] park.
- Proposed home lots will be approximately 4000 square-feet and home sizes will be approximately 2200 square-feet. The proposal includes 4 on-site parking spaces in addition to street parking.
- Setbacks will meet City standards requirements.
- A Homeowners Association (HOA) will take care of maintenance.
- All homes will be fully sprinklered per City Code.
- Impacts to utilities were compared to what was used by the school and analysis would be done to ensure negative impacts will not be made to existing infrastructure.

Staff made clarifications on how density is calculated in the Comprehensive Plan analysis and how it's not within the City's jurisdiction to regulate school capacity or facility needs; these decisions are made by the Jefferson County School District.

Commissioner Pegg asked the applicant about the sidewalks. The applicant answered they would be installing 5-foot sidewalks.

Commissioner Colling stated she appreciated the community participation. She asked staff to address concerns with snow removal. Staff stated the City would maintain snow removal when they reach an excess of 8 inches of snow, which is the requirement for streets classified as local.
Commissioner Colling made comments on the school's current vacancy duration and acknowledged Jefferson County's decision on the future of the site. Commissioner Colling noted the amount of money spent each year to maintain empty schools.
Commissioner Colling made comments acknowledging the needs of the District and there are a lot of public facilities that are in the surrounding area that serve the existing community. Commissioner Colling commented that requiring larger lot sizes will result in increased costs.

Commissioner Tomecek asked staff if there has been any indication if the City was interested in the property during the twelve (12) years of vacancy. Staff responded that the site's acquisition was not considered with any budgeting analysis.

Commissioner Carpenter asked the applicant to clarify the Kings Mill Park boundary. The applicant stated they would be preserving roughly 60% of the recreation field area on the current site and the project would look to preserve the mature trees along the north side.

Commissioner Carpenter asked the applicant how the lot sizes compare to the rest of the community. The applicant responded they didn't have an exact number, but noted existing homes on cul-de-sacs result in wedge-shaped backyards, which leads to more homes abutting back neighbors.
Commissioner Carpenter asked the applicant to clarify home prices. The applicant responded they would be priced at market rate and construction costs would be a factor. Commissioner Carpenter then noted that the design guideline calls for one to two story homes and asked the applicant if they would be adhering to these standards. The applicant said they will be proposing ranch and two-story homes, and the max height would be roughly 28- feet, in alignment with City design standards.

Commissioner Carpenter asked the applicant about the sidewalks and the existing pedestrian corridor along the east side. The applicant elaborated that it would be more conducive to avoid narrow corridors along the backs of homes as they could pose safety concerns due to reduced visibility and absent lighting. The applicant responded that they could provide an alternative alignment or otherwise keep the current alignment with an improved accessible connection through the site. The applicant relayed they would work with City Staff on the most feasible alignment that would maintain a pedestrian connection from 91st Ave to the North to the Farmers High Line Canal trail to the south. More studies would be needed to determine the specifics of where the connection would go.
Staff clarified the conditional approval would include preservation and improvements for a pedestrian connection from the north to the south and that any specific locations would need to be reviewed in the PDP and ODP processes.

Commissioner Pegg asked for clarification on the sidewalk along 91st Ave. and Everett St., and if it would satisfy the recommended connections. Staff replied yes, but the specifics would come later with the PDP and ODP reviews. Commissioner Pegg asked staff to elaborate on ways that this connection requirement could be satisfied.
Staff responded the replacement of the drainage ditch with an accessible sidewalk that is being informally used as a walkway could be a way that the public access connection is maintained, provided that improvements are made to formalize the pedestrian connectivity as opposed to its current standards as a drainage ditch. Staff also relayed that the applicant proposal for a sidewalk that cuts through the community would satisfy the requirement, provided that a clear public access connection is provided via a public access easement and/or right-of-way connection; the community would need to be designed in a way that maintains and/or provides this connection as publicly.

Commissioner Mayo commented on the size of the proposed development being more compatible in comparison to a more dense multi-family development; expressed support for the 5- foot sidewalks down Everett Street; added personal experience living on a cul-de-sac with the wedge-shaped configuration resulting in multiple homes behind him; acknowledged there were public comments on both sides concerning property value equity and taxation; and that the school site is the District's property and not open space.

Commissioner Pegg motioned for an executive session.
Commissioner Xiong seconded the executive session motion.
The motion passed unanimously passed (7-0).

The Executive Session convened at 9:49 pm

The Executive Session adjourned at 9:53 pm

Commissioner Pegg motioned that Planning Commission recommend City Council approve the Comprehensive Plan Amendment for the Zerger Elementary School Redevelopment subject to the condition listed in the agenda memo. This recommendation is based on a finding that the Comprehensive Plan Amendment is supported by the criteria set forth in Sections 11-5-21 of the Westminster Municipal Code.

Commissioner Kinnear seconded the motion.

Commissioner Kinnear recognized the public comments that were made in person as well as sent through email, and highlighted the City does not own the parcel of land and it is the School District's decision to sell the school and work with the developer. After referring to the City's Municipal Code and Staff's recommendations, the development does appear to fit within the context of the surrounding area.
Commissioner Kinnear acknowledged that many of the concerns that were raised with public comments are items that will be considered and reviewed with the required PDP and ODP review items that are forthcoming.

Commissioner Tomecek added to Commissioner Kinnear's statements and noted any alternate use proposal for the site should be directed to the school district as well as City Council.

Commissioner Carpenter agreed with Commissioner Kinnear and Tomecek's comments. Commissioner Carpenter also stated for the record that members of the Planning Commission are not elected but are instead appointed by City Council; therefore, they do not receive campaign donations nor financial compensation.
The motion passed unanimously (7-0).

A short recess was called.

3b) Public Hearing and Consideration of an Appeal for an Official Development Plan Amendment for Sheridan Park Filing No. 6A, Block 3, Lot 3

Vice-Chair Carpenter opened the public hearing at 10:14 pm.

Before the Staff presentation the following Planning Commission members disclosed on the record that they were contacted by the applicant on this matter:
Commissioner Pegg
Commissioner Kinnear
Commissioner Mayo
Commissioner Colling

Trevor Harlow, Senior 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. Notices were provided by the required deadline. Mr. Harlow narrated a PowerPoint presentation for the proposal to:

c. Hold a public hearing.

d. Deny the appeal for an Official Development Plan Amendment for Sheridan Park Filing No. 6A, Block 3, Lot 3.

Vice-Chair Carpenter opened the public testimony at 10:49 pm

Seeing there was no public testimony, Vice-Chair Carpenter closed the public testimony at 10:50 pm.

Commissioner Carpenter asked Staff to clarify the timeline of communications with the applicant. Mr. German narrated a timeline of communications.

Commissioner Carpenter asked Staff about other fencing in the business park area and why a commercial grade metal fence is required here. Staff responded the requirement is found in the commercial retail design guidelines. Staff noted fences in non-residential areas are permitted

through the ODP process and are in conjunction with a full development entitlement and not a vacant lot.
Staff commented any wooden materials found around neighboring sites are used in minor states such as patios and screenings and not used for securing areas. Current design standards require that perimeter fences call for masonry or materials that match the surrounding buildings.

The applicant stated warehousing was not sought for on the property and neither was agriculture. Staff asked the applicant to explain the intent of fencing the interior of the property as opposed to the perimeter. The applicant explained the exterior portion would allow public accessibility of easements and allow for dog walking. The applicant also stated wood would be better equipped to resist plutonium pollution.

Commissioner Mayo stated easements can be fenced in as long as they are made accessible. Commissioner Mayo asked the applicant to explain why dogs would be allowed on the exterior of the property. The applicant stated it is important to be an agreeable neighbor and noted the importance of public health.

Commissioner Pegg asked for clarification of passing the ODP amendment and the intent of the site. The applicant said they intend for the lot to remain vacant.

Commissioner Xiong commented on the area surrounding the site and noted homelessness in the area, lack of activity, a wooden residential fence to the back and asked if there was a way for the City to compromise on allowing the applicant to have a fence for the property. Staff responded the applicant is exercising due process to appeal the denial by asking the Planning Commission to overturn the denial. Commissioner Xiong asked if there were public concerns expressed over the proposed project. Staff responded concerns were received opposing activities outside of the typical commercial development.

Commissioner Xiong asked Staff if a wooden fence would harm the neighbors to the east. Staff stated the area to the east is zoned as residential, which the applicant's site is not, and noted the residential area is considered Adams county and not a part of Westminster.

Commissioner Tomecek asked Staff if a compromise could be made in materials since there are wood elements in the surrounding neighborhoods and asked if there are different leniencies offered to residential areas compared to commercials areas. Staff explained the need to enforce the same rules and zoning regulations in respect to the surrounding businesses that have also invested in their properties.

Commissioner Colling noted the fence on this site would have a different character than the surrounding properties and noted the fence being proposed along the east side would create a corridor that would not be closed off to the public.

Commissioner Carpenter agreed with Commissioner Colling's statements.

Commissioner Pegg noted that if a perimeter fence was granted on this site, it would then set a precedent that other commercial sites could also request a fence and possibly prevent pedestrian circulation. Staff replied a temporary ODP amendment could be an avenue for the applicant. The City Attorney stated while a temporary fence could be granted, an ODP amendment cannot be applied if it does not follow code.

Commissioner Kinnear commented an interior fence on the vacant property would not solve the applicant's concerns of avoiding trash and excrement on the property, since it leaves the exterior portion of the site exposed. Commissioner Kinnear also noted that the concerns raised by the applicant regarding the perimeter fence material and the applicant not wanting to cut off easements, could be solved if another proposal was brought back.

Commissioner Tomecek noted the applicant might have misunderstood the requirements of fencing around easements and while a wood fence would be an oddity in the area, it is not uncommon in other areas.

Commissioner Carpenter asked Staff to explain the standards that were not met. Staff responded criteria 1-6 were not met as well as criteria 9 and 10.

Commissioner Pegg noted the complicated nature of land use and noted while a fence in this area would not be out of place, there were still other criteria in the code that were not overcome.

Commissioner Pegg motioned that the Planning Commission deny the appeal for an Official Development Plan Amendment for Sheridan Park Filing No. 6A, Block 3, Lot 3. This recommendation is based on the finding that the Official Development Plan Amendment does not comply with the criteria in Section 11-5-15 of the Westminster Municipal Code.
Commissioner Colling seconded the motion.

The motion passed (4-3).
Commissioners Xiong, Carpenter and Tomecek were the dissenting votes.

Commissioner Xiong thanked Staff for their diligence and patience.

4. ADJOURNMENT
The meeting was adjourned at 11:48 p.m.

THE WESTMINSTER PLANNING COMMISSION

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David Carpenter, Vice-Chair

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

WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
September 23, 2025

1. ROLL CALL
The meeting was called to order at 7:00 pm by Chair James Boschert. Present were Commissioners Timothy Pegg, Kevin Kinnear, David Carpenter, Chennou Xiong, David Tomecek, and Lawrence Dunn. Excused from attendance were Richard Mayo and Tracy Colling. Also present: Staff members Associate Planner/Secretary Jennifer Baden, Planning Aide Veronica Garcia, Principal Planner Andrew Spurgin, Planning Manager John McConnell, and Deputy City Attorney Greg Graham.

2. CONSIDERATION OF MINUTES
The previous meeting minutes from September 9, 2025, were not available for approval during this meeting.

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation: childcare amendments to the 2040 Comprehensive Plan

Chair Boschert opened the public hearing at 7:01 pm.

Andrew Spurgin, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, and public notice affidavit of publication from the Westminster Window. Notices were provided 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.

Chair Boschert asked if this would affect residential daycare in any way. Mr. Spurgin responded no.

Commissioner Tomecek stated that some businesses have childcare as part of their business models and asked Staff to clarify how occupancy calculations would be applied for third party childcare centers who seek to operate within occupied buildings. Staff noted that major employers who offer childcare services tend to be inclusive campuses for their employees, so childcare is considered an accessory use. The proposed amendment provides opportunities for third party childcare facilities to operate within nonaffiliated buildings.

Commissioner Tomecek asked if third parties were to move into buildings with corporate run childcare facilities, if that would that effect the allowable occupied area. Staff responded yes, and that they would be looked at as a group.

Vice Chair Carpenter asked staff to clarify if the thirty percent gross floor area change is independent of the childcare use. Staff responded yes and the greater allowance allows accommodations for any Support Commercial uses.

Vice Chair Carpenter asked Staff to clarify if the percent increase would allow for more area to operate non-affiliated support commercial uses. Staff responded yes.

Commissioner Kinnear asked staff if there were any state licensure issues that would be relevant to this. Mr. Spurgin stated in previous meetings with applicants, there does seem to be issues in terms of land and how they could use it such as the outdoor space. Staff added there would be other applicable rules and regulations applicants would have to follow.

Commissioner Kinnear asked Staff if preference would be given to applications who configure their sites to include outdoor spaces while still meeting parking requirements, or if applications would be reviewed and approved as they are submitted. Staff responded they would be reviewed case by case and require regulations to be met. When it comes to outdoor spaces, parking could be affected based on the future layouts.

Chair Boschert opened the public testimony at 7:14 pm.

Seeing there was no public testimony, Chair Boschert closed the public testimony at 7:15 pm.

Commissioner Pegg stated his concern with applicants refusing to configure building arrangements to include outdoor playgrounds and parking requirements would need to be relaxed. He also stated he would be supporting the proposal.

Commissioner Carpenter made a motion to recommend City Council approve an ordinance amending the 2040 Comprehensive Plan.
Commissioner Xiong seconded the motion.

Chair Boschert stated he agreed with the proposal and as the workforce grows, childcare should be taken into consideration.

The motion passed unanimously (7-0).

4. ADJOURNMENT
The meeting was adjourned at 7:17 p.m.

THE WESTMINSTER PLANNING COMMISSION

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James Boschert, 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
October 28, 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.

Resilient Infrastructure: Maintain and invest in resilient infrastructure that creates the highest return for safety, community connectivity, enjoyment of life, and local economic success.

SUBJECT: Public Hearing and Recommendation for a Remand of an Official Development Plan for Uplands Filing 2, Block 2 / PA-B2

PREPARED BY: Jacob P. Kasza, Principal Planner

John McConnell, AICP, Planning Manager

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend that City Council deny the Official Development Plan for Uplands Filing 2, Block 2 / PA-B2. This recommendation is based on the finding that the Official Development Plan does not comply with the criteria in Section 11-5-15 of the Westminster Municipal Code.

SUMMARY STATEMENT:

- The proposed development consists of one planning area of the Uplands development located on the southwest corner of Lowell Boulevard and Bradburn Drive, see Attachment 1.
- The applicant is requesting approval of an Official Development Plan (ODP). The Filing 2, Block 2, ODP would allow for the subdivision of 26 single family custom home lots and future construction of single family detached dwelling units on 13.32 acres, see Attachment 2.
- City Council considered the proposed ODP at a public hearing on August 11, 2025. City Council remanded the application back to the Planning Commission with five concerns to be addressed. The applicant is proposing two options to address the five concerns.
- City Council requests that Planning Commission consider the proposed options and provide a new recommendation.

FISCAL IMPACT:

$0 in expenditures

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should the Planning Commission recommend that City Council deny the ODP for the subject property known as Uplands Filing 2, Block 2 / PA-B2?

ALTERNATIVE(S):

1) The Planning Commission could choose to recommend City Council approve the ODP as originally proposed. Staff does not recommend this option because the ODP does not comply with the criteria set forth in Section 11-5-15, Westminster Municipal Code (W.M.C.).
2) The Planning Commission could choose to recommend City Council conditionally approve the ODP with the condition that the ODP be sent back to technical review to include the changes proposed in Option 1. Staff does not recommend this option because the ODP does not comply with the criteria set forth in Section 11-5-15, W.M.C.
3) The Planning Commission could choose to recommend City Council conditionally approve the ODP with the condition that the ODP be sent back to technical review to include the changes proposed in Option 2. Staff does not recommend this option because the ODP does not comply with the criteria set forth in Section 11-5-15, 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 Preliminary Development Plan (PDP) and an 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 identifies 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 this ODP, the next steps in the development review process will be to revise the ODP to include the agreed upon options that were conditionally approved, if any, and resubmit for technical review. Once the final technical review is completed and final ODP is approved according to City Council directives, then the applicant shall secure the approval of civil construction and building construction documents prior to commencing construction on the site.

History of Subject Property

The subject property was annexed in 1966. The property is currently zoned Planned Unit Development (PUD) with the PDP having been approved by City Council in December 2021. The property is vacant land and has been used for agricultural uses for at least the last 100 years.

Nature of Request

The applicant is seeking approval of an ODP for Uplands Filing 2, Block 2 / PA-B2. The proposed ODP allows for the subdivision of 26 single family custom home lots and future construction of single family detached dwelling units. The proposal also includes a large, single loaded alley, a publicly accessible private park, and associated landscaping.

The applicant is requesting 12 exceptions with the ODP. The exceptions and the justifications for them are provided on Sheets 5 - 6 of the ODP, see Attachment 2.

Remand from City Council:

On August 11, 2025, City Council considered the ODP at a public hearing. City Council remanded the ODP back to the Planning Commission to address five concerns that they identified. The five concerns were:

1. Evaluate a potential redesign of access points, potentially adding a second access on Bradburn Drive.
2. Provide clarity on maintenance and access of the gate. Engage the neighborhood to determine if closing the gate and restricting access to emergency vehicles would alleviate their concerns on cut through traffic.
3. Ensure access to West 82nd Avenue, from this development, is for emergency vehicles only.
4. Evaluate the height allowed on Lot 13 to reduce the impact on the view corridor.
5. Address the guest parking deficiency.

The applicant has prepared two different options to address the concerns. The first option would change the notes regarding the gate and limit access specifically to emergency vehicles only, see Attachment 9. The second option would sever the alley connection to West 82nd Avenue and utilize City property, land previously dedicated by the developer as Public Land Dedication, for a compliant fire truck turnaround, see Attachment 10.

Staff have reviewed both options for feasibility but have not conducted a technical review. The first option does not address Staff's concerns around the alley connection. The second option does generally address Staff's concerns around the alley connection. The applicant does not want to reduce the unit count. Without reducing the unit count, there are no other viable options for access on the site. In either option, the applicant proposes to reduce the height allowance for Lot 13 and can provide two or more additional guest parking spaces adjacent to the alley.

If City Council were to approve the proposed ODP with either option, Staff recommends that the ODP be sent back to technical review to include the changes in the development plan. If City Council were to approve option 2, Staff would recommend that City Council authorize the City Manager to sell that portion of City property back to the developer at current fair market value as City policies generally do not allow the use of City property for private development.

Applicant/ Property Owner

DFC Uplands B2 LLC
Chad Ellington
1480 Humboldt Street
Denver, CO 80218
303.503.1016
CHAD@PEAKDEVGRP.COM

Location

The proposed development is located on the southwest corner of Lowell Boulevard and Bradburn Drive, see Attachment 1.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Uplands Filing 2, Block 1	PUD	Residential Low Density	Residential (Under Construction)
East	Belleview Christian School/ Pillar of Fire Campus	A-2 (Adams County)	Public/Quasi-Public, Residential Low-Density	Belleview Christian School, College & Seminary, Single-Family Residences
South	Gregory Hill, Observatory Heights	R-E, R-A	Residential Low-Density, Public/Quasi-Public	Low Density Residential, Utility
West	Shaw Heights	R-E, R-A	Residential Low Density	Residential

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

11-5-15. - Standards for Approval of Official Development Plans and Amendments to Official Development Plans.

(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:

1. *The plan is in conformance with all City Codes, ordinances, and policies.*

   The ODP is not in conformance with City Codes, ordinances, and policies. The applicant is requesting 12 exceptions with this ODP. Staff finds that multiple exceptions are not warranted by virtue of design or by special amenities incorporated into the development as demonstrated below. Staff would prefer to see higher dwelling unit densities such as this on Parcel A and Parcel C where the development is adjacent to and accessible to transit. The applicant is not maximizing the unit count as allowed by the Comprehensive Plan on Parcel A and Parcel C. Shifting dwelling units from Parcel B-2 to either Parcel A or Parcel C would be more appropriate to the context.

   The Single Family Detached Design Standards require that a new residential development commit to including 3,218 elective points with their ODP. The standards include a menu of specific design and site amenities that an applicant can select from. Staff finds that the applicant has not demonstrated compliance with the requirement to incorporate 3,218 elective points into the plan. The stated purpose of the Single-Family Detached Design Standards is to "establish a quality appearance, compatibility of character, variety of design, and enhanced community values … and this is accomplished through a menu of design elements from which applicants select electives for their projects".

   The applicant is requesting points for elective ED-S7B, which is a reduction in pavement width adjacent to the private park. The ODP does not authorize a reduced pavement width. Due to home design and fire access requirements, the alley section was required to be increased from 20 feet to 26 feet. The intent of this elective in the menu was to provide a park that was surrounded with single lane streets on both sides of the park.

   REMAND ANALYSIS:

   During the public hearing, the applicant offered to switch the elective out for a different elective. Neither option prepared by the applicant addresses the other Staff concerns.

2. *The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).*

   The ODP is not in conformance with the PDP as the applicant is requesting several exceptions from specific setbacks listed in the PDP. Staff finds that multiple exceptions are not warranted by virtue of design or by special amenities incorporated into the development as demonstrated below.

   REMAND ANALYSIS:

   Neither option prepared by the applicant addresses the Staff concerns on this criterion.

3. *The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.*

   The ODP does not exhibit the application of sound, creative, innovative, or efficient planning and design principles. According to the applicant, the proposed neighborhood design was based primarily on achieving a specific minimum dwelling unit yield, which in turn necessitated design elements that require exceptions to planning and engineering standards. Except for lot 26, the applicant is using one house design to accommodate the roughly 12 percent slope on

the hill and without consideration of the context of the existing Gregory Hill neighborhood. The applicant proposes lots that are generally smaller than every other lot on Gregory Hill and is requesting reductions to the required setbacks. The Single Family Detached Residential Design Standards were specifically designed to accommodate densities comparable to the existing adjacent neighborhoods and allowed under the Residential Low-Density Designation in the Comprehensive Plan. Typically for properties with a steep slope, larger lot sizes and larger setbacks would be used to absorb the grade. The applicant instead proposes to alter the grade from the existing 12.5 percent up to and including 25 percent in rear yards and landscaped areas, thus making the site even more challenging to use and enjoy.

This property is unique from Parcel B-1/Filing 2, Block 1, as it has a steeper slope and does not directly abut a more compact neighborhood or higher-density multifamily site. The location and gentler slope of Parcel B-1 provides context for reduced lot sizes and setbacks to improve the transition from the multi-family property to adjacent single family detached residential. In comparison to Parcel D-1/Filing 4, Block 1, that parcel is designated Residential Medium Density and not Residential Low Density. Parcel D-1 is also adjacent to multiple multi-family sites which is why Staff supported the applicant's previous requests for a higher density of housing and smaller setbacks and lot sizes.

Further, Staff does not support the proposed site design. This site plan is designed with a large single loaded alley, a lack of on-street parking, a utility layout that is five times longer than the design requested by Staff, and, with the exception of lot 26, a one-size-fits-all housing type that does not share the same context of the existing custom-style homes on Gregory Hill. The homes would not face each other; rather, the northern row of homes would face onto the rear of the southern row of homes. The proposed alley has the potential to become a burden on the City's Fire Department and Parking Enforcement as the lack of readily accessible guest parking will increase the likelihood that people will park cars illegally in the alley. The included turn-around is not sized for emergency vehicles and only allows for a 30-foot box truck to turn-around. Any larger vehicle would need to exit the alley through West 82nd Avenue. The proposed alley provides for the option of cut-through traffic on West 82nd Avenue, which runs contrary to the previous requirement to turn that street into a cul-de-sac. The proposed mitigation by the applicant will increase emergency vehicle response times, which Staff does not support.

REMAND ANALYSIS:

Option 2 provided by the applicant would remove the alley connection and thus eliminate the cut-through traffic concern. Neither option prepared by the applicant addresses the other Staff concerns.

4. *For plans in PUD zones, 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 Official Development Plan.*

The applicant is requesting 12 exceptions to the City's adopted Design Standards, Municipal Code, and the PDP. Staff finds several of the exceptions are not warranted by virtue of design or special amenities incorporated into the design.

The first exception Staff does not support is a request to employ a modified street section, as shown on Sheet 13 of the ODP. The applicant is requesting to eliminate on-street parking for a considerable amount of the development, which would only allow for a total of 17 parking spaces on Osceola Way. No parking is allowed within the planned alley. Staff have asked the

applicant to reduce the number of lots to create more space for a conforming street section, but the applicant has maintained this design and associated exception request.

The second exception Staff does not support is the reduction to landscape area in the front yard. The applicant is requesting the percentage requirement be reduced from 50 percent to 43 percent. The only basis for this request is the reduced lot sizes. If the applicant incorporated lots that fit the context of adjacent Gregory Hill, this exception would not be necessary.

The final exceptions Staff does not support are the reductions to the various setbacks, as shown on Sheet 6 of the ODP. The impetus for the various requested setback reductions is the reduced lot sizes, which are inconsistent with the existing neighborhood context, and desired unit yield.

- The applicant is requesting an average lot size of 5,234 square feet. The design standards do not include a minimum lot size because it assumes setbacks will be met by each future applicant for home construction. Lots within Gregory Hill average 13,499 square feet. Although Staff does not expect the applicant to replicate the Gregory Hill lot sizes, greater effort should be made to design lots that are more consistent to the existing character and work with the existing grade of the site.

- The applicant is requesting various reductions to front setbacks. For the front porch, the applicant is requesting a 10-foot front setback, where 14 feet is the minimum requirement by the design standards. For the main structure, the applicant is requesting a 10-foot front setback on some lots, where 25 feet is the minimum requirement by the design standards. Gregory Hill includes an average front setback of 36 feet.

- The applicant is requesting a 5-foot side setback, where 10 feet is the minimum requirement by the design standards. Gregory Hill includes an average side setback of 19 feet on the left side of the lot and 21 feet on the right side of the lot.

- The applicant is requesting 15 and 20-foot rear setbacks on some lots, where 25 feet is the minimum requirement by the design standards. Gregory Hill includes an average rear setback of 41 feet.

A full analysis of the Comprehensive Plan character types, zoning, lot sizes, and setbacks for the existing 80 homes on Gregory Hill can be found in Attachments 3, 4, 5, and 6.

Staff finds that the applicant is not providing any special amenities incorporated into the design of this development that would provide unique considerations to depart from typical residential development requirements.

Staff also finds that the requested exceptions are not warranted by virtue of design. The Single Family Detached Residential Design Standards are crafted specifically for this land use and density. Given the context of Gregory Hill, the City would expect to see much larger lot sizes and setbacks. The applicant cites increasing housing density, providing smaller lots, and increasing housing diversity as a justification for these reductions. Staff would prefer to see increased density on Parcel A and Parcel C where the development is adjacent to and accessible to transit. The applicant is not maximizing the unit count as allowed by the Comprehensive Plan on Parcel A and Parcel C where the context is appropriate, and Staff have supported both increased density and exceptions to allow for smaller lots throughout the Uplands development. The applicant states that every home in this plan will be a

detached front-loaded home, which is not providing any new housing diversity from the majority of all the homes in this larger area of the City.

REMAND ANALYSIS:

Neither option prepared by the applicant addresses the Staff concerns on this criterion.

5. *The plan is compatible and harmonious with existing public and private development in the surrounding area.*

   Staff finds that this plan is not compatible and harmonious with the existing private development on Gregory Hill. As mentioned above in the Staff analysis, Gregory Hill includes larger lot sizes, larger setbacks, no alleys, and multiple types of home designs and vehicle access configurations. Those larger lots and setbacks have already established the character for Gregory Hill and adjacent lands, and the proposed development does not incorporate these characteristics to address the sloping grade and limited access. The included turn-around is not sized for emergency vehicles and only allows space for a 30-foot box truck to turn around. Any larger vehicle would need to exit the alley through 82nd Avenue.

   During the Concept Plan Review, City Council indicated a desire for the development to address Bradburn Drive. The proposed design does not accomplish this since it is oriented such that only the rear of the units would face Bradburn Drive. The applicant did not desire to front any of the units onto Bradburn Drive by providing vehicular access from a rear upper story on Osceola Way. This housing type and many other creative housing types are featured in the Gregory Hill neighborhood.

   REMAND ANALYSIS:

   Option 2 provided by the applicant would remove the alley connection and thus eliminate the cut-through traffic concern. Neither option prepared by the applicant addresses the other Staff concerns.

6. *The plan 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 proposed plan does not provide for the protection of either the surrounding areas or the development from potentially adverse influences. The connection to West 82nd Avenue is contrary to the previous direction from the City to require the developer to close off West 82nd Avenue from Bradburn Drive. The connection allows for the opportunity for additional cut-through traffic over Gregory Hill via La Place Court, and the proposed mitigation measure would increase response times for emergency vehicles. The included turn-around is not sized for emergency vehicles and only allows for a 30-foot box truck to turn around. Any larger vehicle would need to exit the alley through West 82nd Avenue.

   REMAND ANALYSIS:

   Option 2 provided by the applicant would remove the alley connection and thus eliminate the cut-through traffic concern. Neither option prepared by the applicant addresses the other Staff concerns.

7. *The plan has no significant adverse impacts on future land uses and future development of the immediate area.*

   Staff finds that the proposed ODP has the potential to increase adverse impacts to vehicular traffic on Gregory Hill. The connection to West 82nd Avenue is contrary to the previous direction from the City to require the developer to close off Osceola Street from Bradburn Drive. The included turn-around is not sized for emergency vehicles and only allows for a 30-foot box truck to turn around. Any larger vehicle would need to exit the alley through 82nd Avenue. The connection allows for the opportunity for additional cut-through traffic over Gregory Hill, and the proposed mitigation measure would increase response times for emergency vehicles.

   The proposed layout of the neighborhood is incompatible with the context of Gregory Hill, which generally features large lots where the grade is absorbed through multiple types of home designs, large setbacks, and retaining walls where needed.

   REMAND ANALYSIS:

   Option 2 provided by the applicant would remove the alley connection and thus eliminate the cut-through traffic concern. Neither option prepared by the applicant addresses the other Staff concerns.

8. *The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.*

   As mentioned elsewhere, the proposed design of this development does not provide for harmonious groupings of structures. The proposed lot sizes are considerably smaller than the rest of Gregory Hill. The setbacks will give the appearance of a row home style development with two rows of 12 and 13 units arranged with the exact same setbacks.

   During the Concept Plan Review, City Council expressed a desire for the development to address Bradburn Drive. The proposed design does not accomplish this since it is oriented such that only the rear of the units would face Bradburn Drive. The applicant did not desire to front any of the units onto Bradburn Drive by providing vehicular access from a rear upper story on Osceola Way. This housing type and many other creative housing types are featured on Gregory Hill.

   For these reasons, the applicant’s arrangement and proposed grouping of structures does not fit the context of Gregory Hill.

   REMAND ANALYSIS:

   Neither option prepared by the applicant addresses the Staff concerns on this criterion.

9. *Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.*

   The dimensional standards included in the ODP do not reflect sound design principles and practice. The applicant has used a desired unit yield to drive the design of this development. The proposed lot size and setbacks are not compatible or consistent with the existing homes on Gregory Hill. Gregory Hill includes 80 residential lots between Lowell Boulevard, West 80th Avenue, Bradburn Drive, and Oakwood Drive. Staff finds that the context of Gregory Hill is limited to these homes bounded by the streets above. Other nearby homes include

different contexts and Comprehensive Plan Designations. Staff have included an analysis of lot sizes and setbacks in the attachments.

Lot Size:

The homes on Gregory Hill are zoned R-E with a minimum lot size of 9,000 square feet, minimum lot widths of 70 feet for interior lots and 85 feet for corner lots, and a minimum lot depth of 100 feet.

Lot size characteristics for existing homes:

Average	13,499 sq ft
Minimum	6,586 sq ft
Maximum	33,379 sq ft
Median	11,308 sq ft
Mode	#N/A

Applicant's request for lot size characteristics:

Average	5,234 sq ft
Minimum	4,079 sq ft
Maximum	9,196 sq ft
Median	5,000 sq ft
Mode	5,000 sq ft

14 existing homes on the steep sections of Gregory Hill have unusual lot shapes.

Setbacks:

The homes on Gregory Hill are zoned R-E with required setbacks of 30 feet front, 7 feet side interior, 20 feet side combined, 15 feet side corner, and 20 feet rear.

Setback characteristics for existing homes:

	Front Setback	**Left Side Setback**	**Right Side Setback**	**Rear Setback**
Average	36	19	21	**41**
Minimum	0	0	0	6
Maximum	80	63	76	82
Median	33	13	18	38
Mode	30	12	13	48

Applicant's request for setbacks:

	MAX. HEIGHT	MAX. STORIES	MIN. FRONT SETBACK TO MAIN STRUCTURE	MIN. FRONT SETBACK TO PORCH	MIN. FRONT SETBACK TO UPPER STORY	MIN. FRONT SETBACK TO STREET FACING GARAGE	WEST PROPERTY LINE ADJACENCY	MIN. SETBACK TO BRADBURN DR.	MIN. SIDE SETBACK	MIN. REAR SETBACK TO MAIN STRUCTURE	MIN. REAR SETBACK TO DECK/STAIRS
LOT TYPE A: SINGLE-FAMILY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	-	32'	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**17.5' (BUILD-TO-LINE)*****	**11.5'**	**14-17.5' (BUILD-TO-LINE)*****	17.5' (BUILD-TO-LINE)***	**-**	**27'**	**5'**	27'	**20'**
LOT TYPE B: SINGLE-FAMILY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	-	-	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**10'/14'***	**10'/14'***	**14-30' (BUILD-TO-LINE)*****	18'/20'**	-	-	**5'**	**20'**	**15'**
LOT TYPE C: SINGLE-FAMLY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	50'	-	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**19' (BUILD-TO-LINE)*****	**12'**	**12'-19' (BUILD-TO-LINE)*****	19' (BUILD-TO-LINE)***	**33'**	-	**5'**	**15'**	**15'**

Staff finds that the existing setbacks used on Gregory Hill have been creatively achieved over the last 130 years to create a unique and memorable neighborhood with individualized structures that accommodate considerable variations in grade. Setbacks and lot sizes are unique to the neighborhood and have evolved over time. The proposed setbacks are significantly smaller than the averages and medians for existing homes on Gregory Hill. Again, Staff does not find the proposed setbacks to reflect sound design principles. The proposed design will lead to a monotonous and repetitive development that diminishes the character of Gregory Hill.

REMAND ANALYSIS:

Neither option prepared by the applicant addresses the Staff concerns on this criterion.

10. *The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.*

The applicant is requesting a custom home development and has included the design standards in its ODP so that future homes would be reviewed through a building permit only. The proposed design of the neighborhood would require that every home, except lot 26, include a walkout basement style design with a likely three-story rear elevation. The proposed design does not consider the context of the lot sizes, setbacks, or home designs that are utilized on the rest of Gregory Hill.

REMAND ANALYSIS:

Neither option prepared by the applicant addresses the Staff concerns on this criterion.

11. *Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.*

The screening is acceptable for the proposed development. The greatest noise impact will likely result from proximity to US 36, which rides louder since the highway was reconstructed with concrete resulting in other residential developments along US 36 to request City assistance funding sound walls. The site plan does not include any screening of the City's water storage tanks, which will be directly adjacent to several of the homes along the proposed alley.

REMAND ANALYSIS:

No changes to Staff analysis.

12. *Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.*

    Staff finds the landscaping to be appropriate for the use and generally in conformance with the landscape regulations. While the proposed grade of the rear yards meets the landscape regulations, the proposal for up to 25 percent slope will be challenging to maintain for future homeowners and will limit the nature of recreational play possible in yards.

    REMAND ANALYSIS:

    No changes to Staff analysis.

13. *Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.*

    Staff are concerned that the alley connection to West 82nd Avenue will provide the opportunity for cut-through traffic over Gregory Hill. The included turn-around is not sized for emergency vehicles and only allows for a 30-foot box truck to turn around. Any larger vehicle would need to exit the alley through West 82nd Avenue. The proposed mitigation measure would increase response times for emergency vehicles. This area of the City has large grade changes, and Staff continually receive complaints about the danger of streets in this area.

    REMAND ANALYSIS:

    Option 2 provided by the applicant would remove the alley connection and thus eliminate the cut-through traffic concern.

14. *Streets, parking areas, 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 proposed alley is not supported by City Staff. The connection to West 82nd Avenue is contrary to the previous direction from the City to require the developer to close off West 82nd Avenue from Bradburn Drive. The included turn-around is not sized for emergency vehicles and only allows for a 30-foot box truck to turn around. Any larger vehicle would need to exit the alley through West 82nd Avenue. The connection allows for the opportunity for additional cut-through traffic over Gregory Hill, and the proposed mitigation measure would increase response times for emergency vehicles.

    REMAND ANALYSIS:

    Option 2 provided by the applicant would remove the alley connection and thus eliminate the cut-through traffic concern.

15. *Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.*

    The proposed cul-de-sac-based design is suburban in nature, and the site is not connected to any transit system or regional trails. Given the distance to walk to bus stops, it is unlikely residents in this neighborhood would use transit on a regular basis. The proposed design is adequate and designed in a manner that meets a logical suburban layout.

REMAND ANALYSIS:

No changes to Staff analysis.

16. *Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.*

    The ODP includes proposed utilities that, with variances to City engineering standards, are adequate for the development. Staff does not support the proposed layout of the development as the lot sizes and setbacks do not share the same context as Gregory Hill, and the alley necessitates the installation of a water line that is five times longer than the preferred looping if there were no alley provided.

    REMAND ANALYSIS:

    Option 2 provided by the applicant would remove the alley connection and thus eliminate the cut-through traffic concern. Neither option prepared by the applicant addresses the other Staff concerns.

17. *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 any outstanding obligations to the City. While the applicant is currently meeting the requirements of the Municipal Code and the ODP, the applicant has not provided a timeline for the construction of the required clubhouse and swimming pool on Parcel A for which the applicant was awarded elective points under the residential design standards. The PDP requires that the clubhouse and swimming pool be constructed before the issuance of the permit for the 1,176th residential unit, which is 50 percent plus one of the total allowable residential units (2,350 residential units). The applicant is already entitled for more than that number of units but has not provided any additional information as to how and when it would construct the clubhouse and swimming pool.

    REMAND ANALYSIS:

    No changes to Staff analysis.

(B) Failure to meet any of the above-listed standards may be grounds for denial of an Official Development Plan or an amendment to an Official Development Plan.

The applicant has provided a narrative regarding the standards of approval which may be viewed in Attachments 7.

<u>Neighborhood Meeting(s) and Public Comments</u>

A neighborhood meeting was held at Crown Pointe Academy on June 18, 2024. In advance of the neighborhood meeting, the applicant mailed notice of the meeting to property owners, occupants, and homeowner 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 the view of the mountains outside of the view corridor being blocked, site plan, traffic, vehicular access on the proposed alley, drainage, home sizes, slope/grade, landscaping, and construction concerns.

Summary of Staff Recommendation

Staff recommends that the Planning Commission recommend denial of the Uplands Filing 2, Block 2 / PA-B2 ODP.

STRATEGIC PLAN PRIORITIES:

The denial of this application will support the Strategic Plan priorities of Access to Opportunity and Resilient Infrastructure by ensuring that incompatible housing development and inefficient infrastructure design is not entitled in new neighborhoods within the City.

Respectfully Submitted,



John McConnell, AICP
Planning Manager

ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Proposed Official Development Plan

Attachment 3: Gregory Hill Comprehensive Plan Comparison

Attachment 4: Gregory Hill Zoning Comparison

Attachment 5: Gregory Hill Lot Size Comparison

Attachment 6: Gregory Hill Setback Comparison Table

Attachment 7: Applicants Narrative

Attachment 8: Public Comment

Attachment 9: Remand Option 1

Attachment 10: Remand Option 2



Vicinity Map
Uplands Parcel B-2
Vacant Land near Lowell Blvd and Bradburn

WESTMINSTER

0 500 1,000 2,000 Feet

City of WestminsterEngineering (GIS)/ Planning - JDS - 04-25-2017

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 51

LEGAL DESCRIPTION

FINAL PLAT FOR BLOCK 2 OF UPLANDS FILING NO. 2, REC NO. 2024000018558, DATED 04/10/2024, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO

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.

PROJECT TEAM

PROPERTY OWNER/APPLICANT
DFC UPLANDS B2 LLC
CHAD ELLINGTON
1480 HUMBOLDT STREET
DENVER, CO 80218
CHAD@PEAKDEVGRP.COM

PLANNER/LANDSCAPE ARCHITECT
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CIVIL ENGINEER
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ARCHITECT
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PAUL BRADY
5975 SOUTH QUEBEC ST., STE. 250
CENTENNIAL, CO 80111
PBRADY@GODDENSUDIK.COM

DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST ODP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE ODP OR AMENDED ODP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

- THIS PROJECT WILL BE CONSTRUCTED IN PHASES. THE FIRST PHASE WILL CONSIST OF SITE INFRASTRUCTURE AND SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY (CO)
- THE PUBLICLY ACCESSIBLE PRIVATE PARK SHALL BE CONSTRUCTED AND OBTAIN INITIAL ACCEPTANCE BEFORE ISSUANCE OF THE 13TH BUILDING PERMIT.

PERMITTED / PROHIBITED USES

PERMITTED USES:

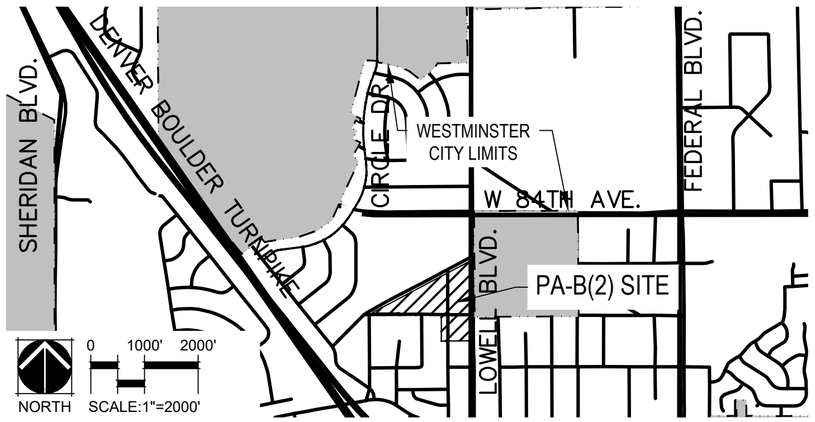
- SINGLE-FAMILY DETACHED RESIDENCES (FRONT LOADED)
- PRIVATE NON-COMMERCIAL RECREATIONAL FACILITIES, PARKS, AND OPEN SPACE
- TEMPORARY SALES OFFICE AND PARKING LOT
- TEMPORARY CONSTRUCTION OFFICE AND MATERIALS STORAGE

PROHIBITED USES:

- ACCESSORY STRUCTURES. NO ACCESSORY STRUCTURES WILL BE ALLOWED ON PRIVATE LOTS, WITH THE EXCEPTION OF LOT 26 (LOT TYPE C), AS ILLUSTRATED ON SHEETS 2 AND 8 OF THIS ODP
- ALL ACCESSORY STRUCTURES IN THE COMMON AREA MUST BE REVIEWED AND APPROVED VIA AN ODP AMENDMENT

REFER TO THE UPLANDS PRELIMINARY DEVELOPMENT PLAN FOR OVERALL PERMITTED/PROHIBITED USES BY PLANNING AREA THAT ARE NOT PROPOSED WITH THIS ODP.

VICINITY MAP



ADJACENT ZONING, LAND USE & COMP. PLAN DESIGNATIONS

	ZONING	LAND USE	COMP. PLAN
PA-B(2):	PUD	VACANT	RESIDENTIAL LOW DENSITY
NORTH:	PUD	VACANT	RESIDENTIAL LOW-DENSITY
SOUTH:	R-E, R-A	SINGLE-FAMILY RESIDENCES, GREGORY HILL PUMP STATION	RESIDENTIAL LOW-DENSITY, PUBLIC/QUASI-PUBLIC
EAST:	A-2 (ADAMS COUNTY)	BELLEVIEW CHRISTIAN SCHOOL, COLLEGE & SEMINARY, SINGLE-FAMILY RESIDENCES	PUBLIC/QUASI-PUBLIC, RESIDENTIAL LOW-DENSITY
WEST	R-E, R-A	SINGLE-FAMILY RESIDENCES	RESIDENTIAL LOW DENSITY

SHEET INDEX

1	COVER	22-23	UTILITY PLAN
2-3	SITE DATA	24	WFD - FIRE ACCESS
4	NOTES	25	LANDSCAPE NOTES
5-6	EXCEPTIONS	26-29	LANDSCAPE SCHEDULES
7	SFD ELECTIVES	30	OVERALL LANDSCAPE PLAN
8-11	LOT TYPICALS	31	HYDROZONE PLAN
12	EXISTING CONDITIONS & DEMOLITION PLAN	32	PEDESTRIAN CIRCULATION PLAN
		33-37	LANDSCAPE PLAN
13	TYPICAL SECTIONS	38	FENCING PLAN
14-15	OVERALL SITE PLAN	39-45	LANDSCAPE DETAILS
16-17	SITE PLAN	46	ARCHITECTURAL STANDARDS
18	OVERALL GRADING PLAN	47	MAIL KIOSK
19-20	GRADING PLAN	48-50	PHOTOMETRIC
21	OVERALL UTILITY PLAN	51	LIGHTING

OWNER APPROVAL

I, _____, AS _____ OF DFC UPLANDS B2 LLC, A

_____, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS_____DAY OF_____, 20____.

DFC UPLANDS B2 LLC
A FLORIDA LIMITED LIABILITY COMPANY

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

CASE #: PLN24-0031

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 51

LOTS & COVERAGE

SURFACE TYPE WITHIN UPLANDS PA-B(2)	AREA (SF)	% OF SITE
PAVING (ALLEYS / WALKS / ROADS / DRIVEWAYS)	79,758	13.8%
MAXIMUM BUILDING COVERAGE**	67,262	11.8%
LANDSCAPED AREA	71,443	12.5%
PRIVATE LOT OPEN SPACE	46,808	8.2%
PLD OUTLOT	164,109	28.7%
VIEW CORRIDOR OUTLOT	142,816	25.0%
NET TOTAL AREA*	265,271	100%
GROSS TOTAL AREA*	572,196	100%

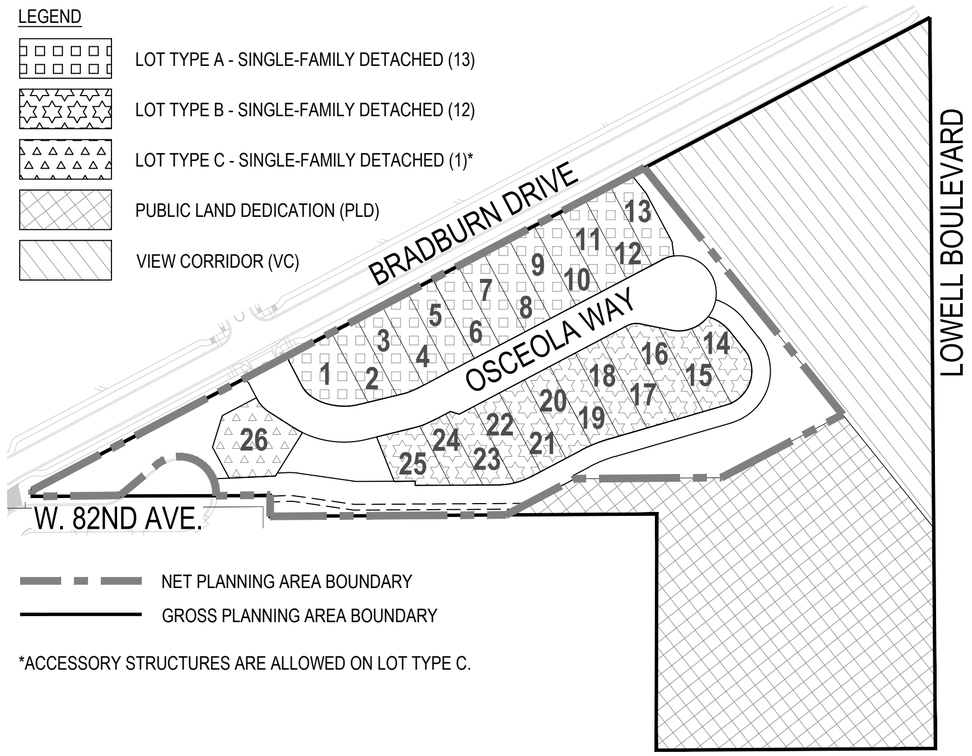
*GROSS AREA REFERS TO PDP/MODP PLANNING AREA ACREAGES, NET AREA REFERS TO PLATTED BLOCK ACREAGE.

**MAXIMUM BUILDING COVERAGE INCLUDES ENTIRE ALLOWABLE BUILDING SPACE WITHIN A LOT. ANTICIPATED COVERAGE WILL BE LOWER AND WILL INCREASE PRIVATE LOT OPEN SPACE.

OVERALL UPLANDS RESIDENTIAL PRODUCT TRACKING TABLE

	TOTAL UNITS IN ODP	DETACHED UNITS IN ODP	ATTACHED UNITS IN ODP	MULTIFAMILY UNITS IN ODP	TOTAL UNITS IN PDP	TOTAL DETACHED UNITS IN PDP (# / %)	TOTAL ATTACHED UNITS IN PDP (# / %)	TOTAL MULTIFAMILY UNITS IN PDP (# / %)
PA-A(1)	78	39	39	0	2350	39/1.66%	39/1.66%	0/0.0%
PA-A(2)	135	25	110	0	2350	25/1.06%	110/4.68%	0/0.0%
PA-A(3)	127	41	86	0	2350	41/1.74%	86/3.66%	0/0.0%
PA-A(4)	125	28	97	0	2350	28/1.19%	97/4.12%	0/0.0%
PA-A(5)	166	93	73	0	2350	93/3.96%	73/3.10%	0/0.0%
PA-A(7)	180	112	68	0	2350	112/4.77%	68/2.89%	0/0.0%
PA-B(1)	82	38	44	0	2350	38/1.62%	44/1.87%	0/0.0%
PA-B(2)	**26**	**26**	**0**	**0**	**2350**	**26/1.11%**	**0/0.0%**	**0/0.0%**
PA-C(1)	70	0	0	70	2350	0/0.0%	0/0.0%	70/2.98%
PA-C(2)	247	0	0	247	2350	0/0.0%	0/0.0%	247/10.51%
PA-D(1)	94	38	56	0	2350	38/1.62%	56/2.38%	0/0.0%
OVERALL UPLANDS TOTAL:	1,330	440	573	317	2350	440/18.72%	573/24.38%	317/13.49%

BUILDING FORM DIVERSITY PLAN



*ACCESSORY STRUCTURES ARE ALLOWED ON LOT TYPE C.

PROJECT / SITE DATA

GROSS ODP BOUNDARY AREA:	**572,196 SF / 13.14 AC**
NET ODP BOUNDARY AREA:	**265,271 SF / 6.09 AC**
RESIDENTIAL UNITS PROPOSED:	26
GROSS DU PER ACRE:	1.97 DU/AC
NET DU PER ACRE:	4.27 DU/AC
MAXIMUM BUILDING HEIGHT(S) (FT)(IBC):	40'
MINIMUM LOT SIZE:	4,500 SF / 0.10 AC

PERIMETER SITE SETBACKS

	BUILDING	
FROM RIGHT-OF-WAY (FT):	**REQUIRED**	**PROVIDED**
LOWELL BLVD.	32	262
WEST PROPERTY LINE ADJACENCY	50	33
SOUTH PROPERTY LINE ADJACENCY	30	39
BRADBURN DR.	32	27
PUBLIC LAND DEDICATION	20	41
VIEW CORRIDOR	20	25

NOTES

(1) SETBACKS ARE MEASURED FROM PERIMETER PROPERTY LINE, ROW, OR PLD (WHICHEVER IS APPLICABLE) TO PRIMARY BUILDING.
(2) PUBLIC LAND DEDICATION SETBACK (PUBLIC PARKS OR OPEN SPACE) IS MEASURED FROM TRACT OR OUTLOT TO PRIMARY BUILDING.
(3) ENCROACHMENTS INCLUDING FENCES, WALLS, PEDESTRIAN-ORIENTED PORTIONS OF ROW (SUCH AS TREE LAWN AND WALK), AND ALLEYS ARE PERMITTED WITHIN ALL SETBACKS AS NOTED IN THE CHART ABOVE.
(4) PORCHES MAY ENCROACH INTO PERIMETER SETBACKS, BUT MUST COMPLY WITH LOT SETBACKS DEFINED ON SHEET 8.

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OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 51

PROJECT NOTES

PARK DEVELOPMENT FEES

A PARK DEVELOPMENT FEE WILL BE PROVIDED TO THE CITY OF WESTMINSTER IN ACCORDANCE WITH THE CITY OF WESTMINSTER CODE SECTION 11-6-8-C.

THE CITY CODE 11-6-8-(C) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. SEE REQUIRED DOLLAR AMOUNT PER UNIT TYPE BELOW DUE TO THE CITY. FEES LISTED BELOW ARE BASED ON THE 2024 FEE SCHEDULE; THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.
PER THE CITY OF WESTMINSTER CODE SECTION 11-6-8-C, THE PARK DEVELOPMENT FEE IS CALCULATED BASED UPON THE NUMBER OF DWELLING UNITS TO BE CONSTRUCTED AS FOLLOWS:

- SINGLE-FAMILY DETACHED (INCLUDING FRONT LOADED) - $2,502.00 PER UNIT
- FOR 26 SINGLE-FAMILY DETACHED DWELLINGS THE TOTAL FEE IS $65,052.00.

SCHOOL LAND DEDICATION

THE CITY CODE (11-6-8-F) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH-IN-LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT OR TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. FEES LISTED BELOW ARE BASED ON THE 2024 FEE SCHEDULE; THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES.
PER THE CITY OF WESTMINSTER CODE SECTION 11-6-8-C, THE SCHOOL LAND DEDICATION FEES ARE AS FOLLOWS:

- SINGLE-FAMILY DETACHED (INCLUDING FRONT LOADED AND ADUS) - $876.00 PER UNIT
- FOR 26 SINGLE-FAMILY DETACHED DWELLINGS THE TOTAL FEE IS $22,776.00.

PUBLIC ART

NOT APPLICABLE.

RECOVERY COSTS

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

SERVICE COMMITMENTS

MAXIMUM DENSITY OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

TREE MITIGATION FEES

TREE MITIGATION FEES SHALL BE PAID AT TIME OF ODP RECORDING FOR TREES BEING REMOVED ON SITE. SEE CIVIL SHEET 12 FOR DETAILS. TOTAL AMOUNT TO BE PAID IS ESTIMATED TO BE $4,050.00.

PUBLIC LAND DEDICATION

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.

THE BELOW CHART NOTES THE PROJECTED POPULATION FOR UPLANDS BY PLANNING AREA FOR THE PURPOSE OF DETERMINING THE CASH-IN-LIEU PAYMENT DUE AT TIME OF FINAL PLAT, IN COMPLIANCE WITH PDP CONDITION OF APPROVAL 7. THE ODP PLD TRACKING TABLE WILL BE UPDATED WITH EACH ODP.

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**	**39**		**39**		**0**	**117**		**97.5**		**–**		**2.13%**	**2.57**	**0.30**
PA-A(2)	**RESIDENTIAL**	**13.98**	**5.98%**	**6.0-10.3**	**143**	**25**		**110**		**0**	**75**		**275**		**–**		**1.64%**	**4.20**	**0.23**
PA-A(3)	**RESIDENTIAL**	**20.21**	**8.65%**	**5.5-7.0**	**141**	**41**		**86**		**0**	**123**		**215**		**–**		**2.69%**	**4.06**	**0.38**
PA-A(4)	**RESIDENTIAL**	**13.67**	**5.84%**	**7.0-9.5**	**129**	**28**		**97**		**0**	**84**		**242.5**		**–**		**1.84%**	**3.92**	**0.26**
PA-A(5)	**RESIDENTIAL**	**18.20**	**7.78%**	**8.0-9.5**	**172**	**93**		**73**		**0**	**279**		**182.5**		**–**		**6.11%**	**5.54**	**0.87**
PA-A(6)	RESIDENTIAL	23.83	10.19%	5.2-5.9	140	25		35		80	75		87.5		160		1.64%	3.87	0.23
PA-A(7)	**RESIDENTIAL**	**18.62**	**7.96%**	**8.0-10.3**	**191**	**112**		**68**		**0**	**336**		**170**		**–**		**7.35%**	**6.07**	**1.04**
PA-A(8)	RESIDENTIAL / MIXED-USE / COMMERCIAL	19.54	8.35%	20.0-25.2	491	0		49		369	0		122.5		738		13.83%	10.33	1.96
PA-B(1)	**RESIDENTIAL**	**16.29**	**6.96%**	**4.15-5.0**	**82**	**38**		**44**		**0**	**114**		**110**		**–**		**2.41%**	**2.69**	**0.34**
PA-B(2)	**RESIDENTIAL**	**13.32**	**5.69%**	**1.0-2.0**	**26**	**26**		**0**		**0**	**78**		**–**		**–**		**1.71%**	**0.94**	**0.24**
PA-C(1)	**MIXED-USE / COMMERCIAL**	**16.32**	**6.98%**	**15.0-22.7**	**370**	**0**		**0**		**70**	**0**		**–**		**140**		**3.06%**	**1.68**	**0.43**
PA-C(2)	**RESIDENTIAL**	**13.77**	**5.89%**	**8.0-18.0**	**247**	**0**		**0**		**247**	**0**		**–**		**494**		**10.81%**	**5.93**	**1.53**
PA-D(1)	**RESIDENTIAL**	**19.60**	**8.38%**	**4.0-4.8**	**94**	**38**		**56**		**0**	**114**		**140**		**–**		**3.08%**	**3.10**	**0.44**
PA-D(2)	OFFICE	3.10	1.33%	–	–	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	100.0%		2350	465		657		766	1395		1642.5		1532		100.00%	54.89	14.24
						1888					POTENTIAL POPULATION				4570				

NOTE: BOLDED PLANNING AREAS HAVE BEEN APPROVED OR ARE UNDER REVIEW WITH SPECIFIC UNIT COUNTS . SEE 'OVERALL UPLANDS RESIDENTIAL PRODUCT TRACKING TABLE' ON SHEET 2 FOR PROPOSED AND APPROVED UNIT COUNTS.

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UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 51

OFFICIAL DEVELOPMENT PLAN (ODP) GENERAL INTENT

THE GENERAL INTENT OF THIS ODP IS TO:

- MEET THE WESTMINSTER MUNICIPAL CODE REQUIREMENTS AS DESCRIBED IN SECTIONS 11-5-5: OFFICIAL DEVELOPMENT PLAN REQUIREMENTS, AND 11-5-15: STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO ODPS.

PROJECT SCOPE:

THE ODP AREA CONTAINS THE 13.26 GROSS ACRES IN UPLANDS FILING 2, BLOCK 2. THE SITE IS BOUNDED BY BRADBURN DRIVE TO THE NORTH, LOWELL BOULEVARD TO THE EAST, LA PLACE COURT TO THE WEST, AND SINGLE-FAMILY DETACHED RESIDENTIAL AND THE GREGORY HILL PUMP STATION TO THE SOUTH.

THE ODP PROPOSES A TOTAL OF 26 CUSTOM/SEMI-CUSTOM SINGLE-FAMILY DETACHED HOMES. THIS RESULTS IN A GROSS DENSITY OF 1.96 DU/AC, CONSISTENT WITH THE APPROVED PRELIMINARY DEVELOPMENT PLAN AND THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF RESIDENTIAL LOW-DENSITY.

GIVEN THE STEEP EXISTING TOPOGRAPHY ON THE SITE, WITH NEARLY 30' OF FALL TOWARDS BRADBURN DRIVE, CAREFUL DESIGN CONSIDERATION WAS MADE TO ENSURE A COHESIVE AND WELL-CONNECTED NEIGHBORHOOD WHILE MAXIMIZING PARK AND OPEN SPACE. HOMES ARE PLACED TO ENSURE ALL ELEVATIONS APPEAR WELCOMING AND PEDESTRIAN-ORIENTED, WHILE UTILIZING THE EXISTING TOPOGRAPHY. RETAINING WALLS WILL BE USED AS NECESSARY TO STABILIZE GRADE, HOWEVER THE PROPOSED NEIGHBORHOOD DESIGN IS DESIGNED TO LIMIT THE NEED FOR RETAINING WALLS IN ORDER TO IMPROVE FLEXIBILITY AND DIVERSITY OF FUTURE HOME DESIGNS. PROPOSED HOMES ARE ALLOWED UP TO 3 STORIES AND UP TO 40' IN HEIGHT. ARCHITECTURAL DESIGN STANDARDS ARE INCLUDED TO ENSURE 360 DEGREE ARCHITECTURE. THE SCALE OF PROPOSED HOMES IS COMPLEMENTARY TO THE NEIGHBORHOOD TO THE NORTH, WHILE RESPECTING NEIGHBORS TO THE SOUTH, EAST, AND WEST.

ALL CUSTOM/SEMI-CUSTOM HOMES ARE FRONT-LOADED, WITH 2-CAR GARAGES AND DRIVEWAYS OFF EITHER THE INTERNAL OSCEOLA WAY OR NEWTON COURT, DEPENDENT UPON SITE LOCATION. PARKING IS PROVIDED VIA A COMBINATION OF DRIVEWAYS, GARAGES, AND ON-STREET SPACES. FOUR OFF-STREET PARKING SPACES ARE PROVIDED PER HOME, MEETING WESTMINSTER'S PARKING REQUIREMENTS. THE PROPOSED LOCAL STREET (OSCEOLA) IS DESIGNED AS A SINGLE-LOADED STREET WITH A REDUCED RIGHT-OF-WAY TO ACCOMMODATE GRADE AND REDUCE THE NEED FOR RETAINING WALLS ON-SITE. ADDITIONAL ON-STREET PARALLEL PARKING IS PROVIDED ON ONE SIDE OF OSCEOLA STREET AND ALONG BRADBURN DRIVE.

NEWTON COURT IS PROPOSED TO BE DESIGNED IN A WAY THAT BALANCES ACCESS FOR VEHICLES, PEDESTRIANS, AND BICYCLES AND CREATES AN INVITING ENVIRONMENT FOR ALL USERS, TAKING INSPIRATION FROM ABUNDANT DUTCH AND INTERNATIONAL DESIGN PRECEDENTS. THIS PRIVATE STREET IS DESIGNED AS A MULTI-PURPOSE CORRIDOR AND FEATURES 20 FEET OF CONCRETE IN THE CENTER AS WELL AS A 3' BAND ENHANCED (NON-COLORED) CONCRETE ON EACH SIDE. SIGNAGE IS ALSO PROPOSED, AND THE PRIVATE STREET FEATURES ELEMENTS OF TRAFFIC CALMING TO BALANCE USER GROUPS. THE PEDESTRIAN PATHWAY CONNECTS WITH THE PROPOSED TRAIL. NEWTON COURT IS DESIGNED TO MEET CITY AND FIRE CODE REQUIREMENTS TO ENSURE SAFETY AND EASE OF ACCESS FOR RESIDENTS AND GUESTS. SEE INCLUDED RENDERING THAT IS PROVIDED WITH THIS ODP SUBMITTAL.

PUBLICLY ACCESSIBLE PRIVATE PARK SPACE IS PROVIDED IN THE SOUTHEAST PORTION OF THE NEIGHBORHOOD, PROVIDING AN EXTENSION TO PUBLIC LAND DEDICATION TO THE SOUTH AND VIEW CORRIDOR TO THE EAST. THIS PARK IS FRONTED BY THE SOUTHERN ROW OF HOMES ACROSS NEWTON COURT AND IS CONNECTED TO THE LARGER LAND DEDICATIONS THROUGH SIDEWALKS AND TRAILS WITHIN THE COMMUNITY, INCLUDING THE REGIONAL 8' TRAIL CONNECTION TO LOWELL BOULEVARD. SEE THE MASTER AMENITIES EXHIBIT SUBMITTED WITH THIS ODP FOR MORE DETAIL ON PARK PROGRAMMING ACROSS UPLANDS.

THE PROPOSED SITE PLAN APPLIES THE PRINCIPLES OF THE SFD DESIGN STANDARDS THROUGHOUT. IN ORDER TO FULLY ACHIEVE THESE CHARACTERISTICS, THERE ARE AREAS WHERE THIS SITE PLAN VARIES FROM THE DIMENSIONAL REQUIREMENTS WITHIN RELEVANT CITY CODE. PLEASE REFER TO ODP EXCEPTION REQUESTS AND JUSTIFICATIONS WITHIN THIS ODP TO SEE SPECIFIC INSTANCES WHERE THESE PRINCIPLES DIFFER FROM CITY REQUIREMENTS. IN GENERAL, THE PROPOSED EXCEPTIONS ENSURE THAT THIS COMMUNITY CONTRIBUTES TO THE VIBRANCY AND DIVERSITY OF WESTMINSTER AND PROVIDES A WELL-PLANNED AND COHESIVE NEIGHBORHOOD. THIS NEIGHBORHOOD INCLUDES HOMES THAT ALLOW PERSONALIZATION TO HOMEBUYERS, WHILE ALIGNING WITH THE CITY'S PLANS FOR THIS PARCEL TO BE LOWER-DENSITY AND TO REFLECT NEIGHBORHOOD CONTEXT.

STANDARD STATEMENTS

A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.

B. THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.

C. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

D. THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

E. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

F. UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).

G. THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.

H. THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT OWNED BY SAID OWNER, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAT.

I. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.

J. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL WATER USE INCLUDING BUILDING FIXTURES, LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES.

K. CITY WILL INSTALL ALL STREET NAME SIGNS. DEVELOPER SHALL INSTALL ALL OTHER TRAFFIC CONTROL DEVICES AS OUTLINED ON THE ODP AND CONSTRUCTION DOCUMENTS.

L. PUBLIC STREET LIGHTS WILL BE INSTALLED, AS DESIGNED BY XCEL ENERGY, IN ACCORDANCE WITH THE CURRENT DESIGN STANDARDS, EMPLOYED BY XCEL ENERGY AND APPROVED BY THE CITY OF WESTMINSTER, AT THE DEVELOPER'S EXPENSE.

M. ALL LIGHTING WILL BE DIRECTED DOWNWARD, FULL CUTOFF AND SHIELDED. THE PHOTOMETRIC PLAN WILL SHOW NO LIGHT TRESPASS TO RESIDENTIAL PROPERTIES, AND MINIMAL OFF SITE FOR OTHER PROPERTY.

N. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

O. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.

P. ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.

STANDARD STATEMENTS, CONT.

Q. NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON, ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE AND PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.

R. FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.

S. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF “ALL-WEATHER” SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS, MINIMUM 75,000 LBS.

T. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.

U. ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.

V. TRASH PICK-UP WILL BE PROVIDED BY A PRIVATE REFUSE COLLECTION COMPANY HIRED BY THE FUTURE HOA. TRASH BINS WILL BE STORED IN THE GARAGE AND THE BINS WILL BE PLACED ON THE DRIVEWAY PAD AT THE ALLEY ON COLLECTION DAY.

W. PRIOR TO RELEASE OF THE SURETY FOR THE LANDSCAPE AND PRIVATE IMPROVEMENTS AGREEMENT, THE PROPERTY OWNER SHALL PROVIDE AN AFFIDAVIT AFFIRMING THAT ALL AREAS OF THE DEVELOPMENT THAT ARE SUBJECT TO A PUBLIC ACCESS EASEMENT WERE DESIGNED AND CONSTRUCTED WITH ALL APPLICABLE ADA REGULATIONS.

X. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED WITH ASPHALT OR CONCRETE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES AND CAPABLE OF WITHSTANDING 75,000 LBS, IN ACCORDANCE WITH THE CITY OF WESTMIINSTER ENGINEERING DIVISIONS ROADWAY STANDARDS.

Y. RESIDENTIAL UNITS WITH ALLEY LOADED GARAGE/VEHICLE ACCESS SHALL BE EQUIPPED WITH APPROVED ADDRESS LABELING ON THE FRONT AND GARAGE SIDES OF THE BUILDINGS.

Z. REQUIRED WATER SUPPLY AND FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO THE START OF AND DURING CONSTRUCTION.

Z.a. PRIOR TO STORAGE OF COMBUSTIBLE MATERIALS AND CONSTRUCTION WITH COMBUSTIBLE MATERIALS, REQUIRED WATER SUPPLY SHALL BE INSTALLED, APPROVED, AND IN OPERATIONAL ORDER.

AA. WHEN A NEW ROADWAY ALLOWS PASSAGE BY VEHICLES A TEMPORARY STREET SIGN SHALL BE INSTALLED AT EACH STREET INTERSECTION PRIOR TO PERMANENT SIGNS BEING INSTALLED.

AB. ACCESS TO THE ELECTRONIC GATE AND KNOX SWITCH SHALL BE GRANTED TO RESIDENTS FOR LARGE-SCALE MOVING VEHICLES FOR MOVE-IN AND MOVE-OUT USE OF THE EVA ALLEY CONNECTION UPON REQUEST. ACCESS SHALL BE GRANTED BY THE HOA FOR A 24-HOUR PERIOD, TO BE COORDINATED BETWEEN THE HOA AND THE INCOMING/ OUTGOING RESIDENTS. THIS ACCESS SHALL ONLY BE FOR USE OF MOVING TRUCKS THAT ARE UNABLE TO USE THE TURNAROUND PROVIDED, AND OTHER NON-REGULAR / NON-RECURRING USES WHICH MERIT USE OF THIS ROADWAY CONNECTION.

AC. DEVELOPER SHALL INSTALL THE FIRE/VEHICULAR APPARATUS ACCESS ROAD GATE (THE “GATE”) AND AN AUTOMATIC OPENER CONTROLLED BY EMERGENCY LIGHT DETECTION, MAGNETIC PADS, OR ANOTHER METHOD APPROVED BY THE CITY'S FIRE CODE OFFICIAL (THE “ACCESS DEVICE”), BOTH OF WHICH COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION D103.5 OF THE 2021 INTERNATIONAL FIRE CODE, AS ADOPTED AND AMENDED BY THE CITY (“IFC”), IN THE LOCATION SHOWN ON NEWTON COURT EAST OF THE WEST 82ND AVENUE CUL-DE-SAC. THE GATE SHALL BE INSTALLED AND LOCKED IN THE OPEN POSITION. WITHIN 90 DAYS AFTER THE CITY PROVIDES WRITTEN NOTICE TO THE THEN-OWNER OF NEWTON COURT/TRACT C, SUCH OWNER SHALL CLOSE THE GATE WITH ACCESS LIMITED TO EMERGENCY VEHICLES AND HOA PERMITTED VEHICLES, PER NOTE AB ABOVE, ONLY. PRIOR TO INSTALLATION OF THE GATE AND ACCESS DEVICE, THE OWNER SHALL FORWARD THE GATE AND ACCESS DEVICE DESIGN TO THE CITY FOR REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL. THE GATE SHALL BE ACCESSIBLE ONLY TO EMERGENCY AND HOA PERMITTED VEHICLES, PER NOTE AB ABOVE.

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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS
SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

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NOTES

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 51

EXCEPTIONS AND JUSTIFICATIONS

THE FOLLOWING TEXT LISTS THE EXCEPTIONS IN UPLANDS FILING NO. 2 - BLOCK 2. THESE EXCEPTIONS TO THE WESTMINSTER MUNICIPAL CODE AND DESIGN STANDARDS ARE SUPPORTED BY THE INTENTIONAL FLEXIBILITY DESCRIBED IN THE PUD ZONE DISTRICT THAT GIVES THE CITY THE ABILITY TO UPDATE THESE CODES AND STANDARDS. THESE EXCEPTIONS ARE NECESSARY TO COMPLY WITH THE VISION FOR UPLANDS AND PROVIDE MUCH NEEDED HOUSING DIVERSITY WITHIN THE CITY OF WESTMINSTER; THEY ARE CONSISTENT WITH BEST PRACTICES IN NEIGHBORHOOD DESIGN IN MUNICIPALITIES ACROSS THE FRONT RANGE. SUPPORTING DOCUMENTS INCLUDE:

- 2013 COMPREHENSIVE PLAN - THE PLAN INCLUDES A NUMBER OF GUIDING PRINCIPLES THAT SUPPORT COMMUNITIES WITH A BALANCED MIX OF HOUSING OPPORTUNITIES THAT MAINTAIN A DIVERSE HOUSING SUPPLY IN AN ACTIVE, WALKABLE ENVIRONMENT. THE UPLANDS PDP CONSISTED OF AN ITERATIVE, MULTI-YEAR DESIGN PROCESS THAT RESULTED IN THE ACCEPTED PDP ZONE DISTRICT THAT GOVERNS THIS PLANNING AREA. THE 2013 COMPREHENSIVE PLAN WAS A FOUNDATIONAL GUIDING DOCUMENT FOR MUCH OF THE PDP PROCESS AND SOME OF THOSE GUIDING PRINCIPLES, WHILE NOT IN CONFLICT WITH THE 2040 COMPREHENSIVE PLAN, REMAIN AS GUIDING PRINCIPLES FOR THE PDP AND ITS PLANNING AREAS.

- 2040 COMPREHENSIVE PLAN - THIS PLAN INCLUDES A CORNERSTONE FOCUSED ON PROVIDING A BALANCED MIX OF HOUSING OPPORTUNITIES FOR A RANGE OF INCOMES, AGE GROUPS, AND LIFESTYLE CHOICES. IT GOES ON TO ENCOURAGE SUSTAINABLE DESIGN PRACTICES AND TO CONTINUE PROVIDING A VARIETY OF NEIGHBORHOOD TYPES WITH A DIVERSITY OF HOUSING CHOICES TO SERVE A RANGE OF HOUSEHOLD SIZES, COMPOSITIONS AND NEEDS.

- 2023 HOUSING NEEDS ASSESSMENT - THIS STUDY INCLUDES RECOMMENDATIONS TO ENCOURAGE MORE FLEXIBLE SITE DESIGN STANDARDS (SPECIFICALLY RELATED TO PARKING AND SETBACKS) WOULD LIKELY ENCOURAGE DEVELOPMENT; BUILDING SMALLER HOMES ON SMALLER LOTS TO CREATE AN INCREASE IN SUPPLY WHILE REDUCING THE AMOUNT OF LAND EACH HOMEOWNER NEEDS TO PURCHASE THEREBY LOWERING THE OVERALL COST; AND ENABLING GREATER DIVERSITY OFFERED BY NEW CONSTRUCTION. THE STUDY ALSO INCLUDES RECOMMENDATIONS TO ENCOURAGE "MISSING MIDDLE" HOUSING. THE PROPOSED NEIGHBORHOOD FOLLOWS THIS RECOMMENDATION BY PROVIDING RELATIVELY SMALLER HOMES AND A DENSITY TRANSITION BETWEEN THE ESTABLISHED LOWER DENSITY NEIGHBORHOODS TO THE WEST AND SOUTH, AND THE HIGHER DENSITY RESIDENTIAL TO THE NORTH.

- WESTMINSTER MUNICIPAL CODE - THE SITE IS ZONED PUD; PER CODE, THIS ZONE DISTRICT IS INTENDED TO REFLECT MAXIMUM DESIGN FREEDOM TO FULLY UTILIZE THE PHYSICAL CHARACTERISTICS OF THE SITE, TO PROVIDE FOR DIVERSIFICATION AND FLEXIBILITY IN HOUSING TYPES, HOUSING PRICES AND OVERALL DESIGN AND TO ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS.

- PRELIMINARY DEVELOPMENT PLAN (PDP) - THE APPROVED PDP INCLUDES PLANNING PRINCIPLES THAT ENCOURAGE COMPACT, WALKABLE DEVELOPMENT ALONG WITH DIVERSE HOUSING TYPES AND SIZES.

SITE DESIGN:
AN EXCEPTION TO SINGLE-FAMILY DETACHED DESIGN STANDARDS (DS-S5-B5)

STANDARD: ALL SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS AND DRIVES MUST BE DETACHED FROM THE CURB AT A DISTANCE SPECIFIED IN THE CITY'S STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

REQUEST: UPLANDS PROVIDES A MODIFICATION TO THE STANDARD STREET SECTION ALONG OSCEOLA WAY: REMOVING ONE PARKING LANE ALONG THE NORTHERN SIDE AND ALTERING THE CONFIGURATION OF SIDEWALK AND TREE LAWN ON THE SOUTHERN SIDE.

JUSTIFICATION: THIS ALTERNATE CONFIGURATION REDUCES THE AMOUNT OF ASPHALT ON A SINGLE-LOADED STREET THAT WOULD CREATE AN EXCESS AMOUNT OF PARKING AND FURTHER IMPACT THE GRADING ON-SITE. THIS NARROWER SECTION REDUCES THE NEED FOR RETAINING WALLS ON-SITE, BENEFITING STREET-INTERACTION AND PEDESTRIAN FRIENDLINESS BY ENSURING THAT FENCING IS A MINIMUM OF 15' FROM THE SIDEWALK. ON-STREET GUEST SPACES ARE STILL PROVIDED IN THE REMAINING PARKING LANE IN EXCESS OF REQUIREMENTS. THE ATTACHMENT OF THE SOUTHERLY SIDEWALK ACCOMMODATES PEDESTRIAN MOVEMENT TO AND FROM THESE PARKING SPACES, AS WELL AS ALLOWS THE TREE LAWN TO BEGIN ABSORBING GRADE AS THE SITE SLOPES UP TO THE SOUTH.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY MEETING THE CONSIDERATIONS OUTLINED IN SECTION 11-6-5 DESIGN & CONSTRUCTION OF IMPROVEMENTS, WHICH INCLUDES CONSIDERATION OF "EXISTING CONDITIONS, TOPOGRAPHIC CONDITIONS, DRAINAGE, AND PUBLIC CONVENIENCE AND SAFETY. THE ARRANGEMENT OF STREETS AND SIDEWALKS SHALL BE PLANNED WITH DUE REGARD TO... TOPOGRAPHY... DRAINAGE AND EROSION, CONVENIENCE, AND AESTHETICS..." THE EXCEPTION ALSO ALIGNS WITH POINT FIVE OF THIS SECTION BY DESIGNING ACCORDING TO THE ANTICIPATED NEEDS OF THIS AREA, WHICH DO NOT REQUIRE ADDITIONAL PARKING LANES BEYOND WHAT IS INCLUDED.

2040 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2040 COMP PLAN GOAL HN-6, WHICH ENCOURAGES "PRESERVATION OF VIEWS TO THE MOUNTAINS, NATURAL AMENITIES AND SCENIC SKYLINES FROM THE PUBLIC REALM." FURTHER, GOAL LU-6 "ENCOURAGES SUSTAINABLE DESIGN PRACTICES AND CONSTRUCTION IN ALL ASPECT OF PHYSICAL PLANNING IN THE CITY, WITH A FOCUS ON SITE, LANDSCAPE, AND BUILDING DESIGN." THIS ALTERNATE ROAD SECTION REDUCES THE HARDSCAPE MATERIAL AND EARTHMOVING REQUIRED, WHICH ARE NOT NECESSARY IN THIS CONTEXT.

ROOF DESIGN:
AN EXCEPTION TO SINGLE-FAMILY DETACHED DESIGN STANDARDS (DS-A2B)

STANDARD: ROOF SLOPES SHALL BE AT A MINIMUM PITCH OF 5:12. ALL ROOFS SHALL HAVE 18-INCH MINIMUM OVERHANGING EAVES.

REQUEST: UPLANDS PROVIDES A MINIMUM ROOF PITCH OF 4:12 FOR THE ROOFS BELOW EGRESS WINDOWS. 5:12 MINIMUM PITCH WILL BE PROVIDED ON ALL MAIN ROOFS.

JUSTIFICATION: THIS EXCEPTION APPLIES TO THE COVERED PORCH ROOF AND SHED ROOFS LOCATED BELOW EGRESS WINDOWS ON ALL HOMES. A MAJORITY OF COVERED PORCH ROOF PITCHES ARE EXPECTED TO HAVE A 4 IN 12 PITCH, WHICH ACCOMMODATES EGRESS WINDOW REQUIREMENTS ABOVE THE PORCH ROOF. A LOWER ROOF PITCH ALSO ALIGNS WITH MODERN ARCHITECTURE TRENDS. ROOF PITCH DETAILS WILL BE SUBMITTED WITH BUILDING PLANS.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY...OVERALL DESIGN' THROUGH THE USE OF MINOR MODIFICATIONS TO THE ROOF PITCH TO PROVIDE BEDROOMS WITH SAFE EGRESS AND, IN SOME CASES, MATCH THE ARCHITECTURAL STYLE.

LANDSCAPE AREA:
AN EXCEPTION TO LANDSCAPE REGULATIONS VII A.1.A.

STANDARD: THE MINIMUM LANDSCAPE AREA FOR A SFD HOME LOT MUST BE A MINIMUM OF 50% OF EACH YARD AREA ADJACENT TO A STREET, UNLESS APPROVED OTHERWISE BY THE CITY.

EXCEPTION: THIS UPLANDS NEIGHBORHOOD PROVIDES THE MINIMUM LANDSCAPE PERCENTAGES OF 43% LANDSCAPED AREA ADJACENT TO A STREET FOR SFD.

JUSTIFICATION: THESE PERCENTAGES ARE BASED ON THE LOT TYPICALS, WHICH SHOW THE MAXIMUM ALLOWABLE BUILDING ENVELOPE. ACTUAL PERCENTAGES WILL BE HIGHER THAN LISTED ONCE FINAL FOOTPRINTS ARE PLACED WITHIN THE ENVELOPES PRESENTED IN THIS ODP AS CUSTOM/SEMI CUSTOM FOOTPRINTS ARE DEVELOPED. LOTS IN THIS NEIGHBORHOOD ARE PROPOSED TO BE NARROW, WITH THE POTENTIAL FOR SLIGHTLY LARGER REAR YARDS THAN OTHER UPLANDS NEIGHBORHOODS. ALL B(2) LOTS ARE FRONT-LOADED WITH DRIVEWAYS IN THE FRONT YARD. THE VARIED LOT TYPES AND REDUCED LANDSCAPE IN FRONT YARDS HELPS SUPPORT A RANGE OF UPLANDS GOALS, INCLUDING INCREASING HOUSING DIVERSITY AND REDUCING WATER USE.

2013 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2013 COMP PLAN TO INCREASE HOUSING DIVERSITY AND PROVIDE A DENSITY TRANSITION FROM EXISTING HOMES AND CLUSTER HOUSING WHILE PROVIDING PUBLIC LAND DEDICATION AND PRESERVING VIEW CORRIDORS. THE PROPOSED NEIGHBORHOOD IS DESIGNED TO PROVIDE A WELCOMING ENVIRONMENT FOR PEDESTRIANS AND FOCUS ON ACTIVATION OF THE INTERNAL STREETS AND A LARGER PUBLICLY ACCESSIBLE PRIVATE PARK.THE REDUCED SETBACKS WITHIN THIS UPLANDS NEIGHBORHOOD MINIMIZE THE AMOUNT OF LAND REQUIRED TO BUILD THE PROPOSED HOMES AND ALLOW FOR THESE LARGER PUBLICLY ACCESSIBLE PRIVATE PARK SPACES (7.6% IS PROVIDED - 4% IS REQUIRED).

2040 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2040 COMP PLAN SUSTAINABLE DESIGN GOAL LU-6 WHICH “ENCOURAGES SUSTAINABLE DESIGN PRACTICES AND CONSTRUCTION IN ALL ASPECTS OF PHYSICAL PLANNING IN THE CITY, WITH A FOCUS ON SITE, LANDSCAPE, AND BUILDING DESIGN”. LU-6 INCLUDES THE GOAL OF PROMOTING DEVELOPMENT THAT IS WALKABLE AND THAT FEATURES SUSTAINABLE WATER USE PRACTICES. THE PROPOSED NEIGHBORHOOD IS DESIGNED TO PROVIDE A WELCOMING ENVIRONMENT FOR PEDESTRIANS AND FOCUS ON ACTIVATION OF THE INTERNAL STREETS AND THE PUBLICLY ACCESSIBLE PRIVATE PARK. THE EXCEPTION ALSO ALIGNS WITH RECOMMENDED CRITERIA 4 OF THE COMPREHENSIVE PLAN COMPLIANCE, DEVELOPMENT REVIEW SECTION WHICH AIMS TO DETERMINE THROUGH THE DEVELOPMENT REVIEW PROCESS WHETHER THE PROPOSED APPLICATION IS ACHIEVING THE VISION AND GOALS OF THE COMPREHENSIVE PLAN. SPECIFICALLY, CRITERIA 4 ASKS IF “THE PROPOSED DEVELOPMENT PROVIDE[S] APPROPRIATE TRANSITIONS BETWEEN USES?” WHICH THIS PROPOSAL INTENTIONALLY DOES PROVIDE.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY IN HOUSING TYPES...AND OVERALL DESIGN' (11-4-7(B)) THROUGH THE USE OF COMPACT LOTS AND PEDESTRIAN-SCALED DESIGN. THE REDUCED LANDSCAPE AREAS 'ENCOURAGE HIGHER QUALITY DEVELOPMENT' (11-4-7(B)) BY ACTIVATING THE ADJACENT STREETS THROUGH PEDESTRIAN FRIENDLY DESIGN THAT ENGAGES THE INTERNAL STREETS AND ADJACENT PUBLIC SPACES AND PROMOTES COMMUNITY INTERACTION. IN PLACE OF PRIVATE, ON-LOT LANDSCAPE AREAS, RESIDENTS HAVE GREAT ACCESS TO THE PROPOSED TRAIL AND PARK SYSTEM WITHIN UPLANDS.

2023 HOUSING NEEDS ASSESSMENT: THE 2023 HOUSING NEEDS ASSESSMENT IDENTIFIED THAT HOUSING IS CONTINUING TO BE MORE UNATTAINABLE FOR POTENTIAL HOMEOWNERS. THESE COMPACT HOMES ON SMALLER LOTS PROVIDE NEW ADDITIONAL HOUSING OPTIONS AND A TRANSITION OF DENSITY FOR WESTMINSTER RESIDENTS WHICH ADD TO THE CITY'S FOR-SALE HOUSING INVENTORY AND WOULD BE REQUIRED TO COMPLY WITH THIS STANDARD. THE NEEDS ASSESSMENT PROVIDES A RECOMMENDATION TO INCREASE CONSTRUCTION OF "MISSING MIDDLE" HOUSING, PROVIDE A VARIETY OF HOUSING TYPES, AND ALLOW FOR MORE FLEXIBLE DESIGN STANDARDS, INCLUDING PARKING AND SETBACKS.

ENTRANCE FEATURES
AN EXCEPTION TO SINGLE-FAMILY DETACHED DESIGN STANDARDS (DS-S8C).

STANDARD: A LANDSCAPED MEDIAN/ISLAND (10-FOOT MIN. WIDTH, 50-FOOT MIN. LENGTH) SHALL BE REQUIRED AT THE MAJOR ENTRANCE TO THE SUBDIVISION AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNERS GROUP.

REQUEST: UPLANDS PROVIDES ALTERNATIVE MEDIAN DIMENSIONS OF 7 FEET WIDE AND 50 FEET IN LENGTH. THE MEDIAN INCLUDES LANDSCAPING AS REQUIRED BY DS-S8C.

JUSTIFICATION: THE ALTERNATIVE MEDIAN DIMENSIONS PROVIDE ADEQUATE TURNING MOVEMENTS FOR FIRE TRUCKS AT THE ENTRANCE. THE EXCEPTION MEETS THE INTENT OF THE DESIGN STANDARD AS IT PROVIDES A LANDSCAPED MEDIAN AND AN ENTRANCE AMENITY THAT CELEBRATES THIS UPLANDS NEIGHBORHOOD.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY...FOR THE OVERALL DESIGN' (11-4-7(B)) BY MEETING THE INTENT OF THE REGULATION THROUGH A SLIGHTLY MODIFIED DESIGN THAT BETTER SUPPORTS THE NEEDS OF THE FIRE DEPARTMENT.

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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS
SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

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EXCEPTIONS

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 51

EXCEPTIONS AND JUSTIFICATIONS

DIMENSIONAL STANDARDS: SETBACKS

AN EXCEPTION TO SINGLE-FAMILY DETACHED DESIGN STANDARDS(DS-S10)

STANDARD: PRIMARY BUILDING SETBACKS, AS LISTED IN THE TABLE BELOW.

EXCEPTION: THIS EXCEPTION APPLIES TO THE NOTED PERIMETER SETBACK FROM BRADBURN DRIVE, THE WEST PROPERTY LINE AND INTERNAL ON-LOT BUILDING CHARACTERISTICS IN THE TABLE BELOW. WHERE REQUIREMENTS HAVE NOT BEEN MET, THE MINIMUM PROVIDED IS BOLDED AND DOUBLE-OUTLINED.

JUSTIFICATION: THE PROPOSED NEIGHBORHOOD FEATURES NARROW LOTS WITH SLIGHTLY LARGER REAR YARDS THAN OTHER UPLANDS NEIGHBORHOODS, HELPING WITH A TRANSITION OF DENSITY BETWEEN ITS SURROUNDING CONTEXTS (LOWER DENSITY TO THE SOUTH AND HIGHER TO THE NORTH). THE NEIGHBORHOOD DESIGN PROVIDES A WELCOMING, PEDESTRIAN-FRIENDLY ENVIRONMENT, FEATURING A LARGE PLAYGROUND AND PRIVATE STREET, WHILE UTILIZING THE EXISTING TOPOGRAPHY AND ACCOMMODATING GRADE. THE MINIMUM FRONT YARD SETBACK OF 14' ALLOWS FOR AN AESTHETIC THAT PULLS THE HOMES FORWARD OF THE GARAGES TO DE-EMPHASIZE GARAGES AND PROMOTE AN ACTIVATED STREETSCAPE THAT ENCOURAGES COMMUNITY COHESION. THE SETBACK EXCEPTIONS THAT ILLUSTRATE A BUILD-TO-LINE ACCOMMODATE FIRE DEPARTMENT ACCESS, AND ARE A RESULT OF WORKING CLOSELY WITH THE FIRE DEPARTMENT TO SUPPORT THEIR NEEDS. A REDUCED MINIMUM SIDE YARD SETBACK OF 5' ALLOWS LOTS TO BE NARROWER, IN TURN PROVIDING FOR MORE REAR YARD SPACE. REAR SETBACKS WILL VARY, CREATING A VARIETY OF LOT TYPE OPTIONS WITHIN THE B(2) NEIGHBORHOOD. THESE REDUCED SETBACKS ENCOURAGE A VARIETY OF LOT TYPES AND DESIGNS, WHILE ALSO ENSURING A SENSE OF COMMUNITY, WALKABILITY, AND ACCESS TO PEDESTRIAN ACCESSIBLE OUTDOOR SPACES.

2013 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2013 COMP PLAN TO INCREASE HOUSING DIVERSITY, PROVIDE A DENSITY TRANSITION FROM EXISTING HOMES AND CLUSTER HOUSING WHILE PROVIDING PUBLIC LAND DEDICATION AND PRESERVING VIEW CORRIDORS. THE PROPOSED NEIGHBORHOOD FEATURES NARROW LOTS THAT ARE DESIGNED TO PROVIDE A WELCOMING ENVIRONMENT FOR PEDESTRIANS AND FOCUSING ON ACTIVATION OF THE INTERNAL STREET, THE PROPOSED PRIVATE STREET AND THE PUBLICLY ACCESSIBLE PRIVATE PARK. THE PROPOSED LOTS ARE GENERALLY SMALLER THAN TYPICAL SFD HOMES, PROVIDING A MORE ACCESSIBLE DETACHED HOME THAN TRADITIONAL DEVELOPMENTS. THE PROPOSED LAYOUT CREATES A DENSITY TRANSITION BETWEEN THE ESTABLISHED LOWER DENSITY NEIGHBORHOODS TO THE SOUTH, THIS NEIGHBORHOOD, AS WELL AS UPLANDS B(1) AND THE EXISTING MULTI-FAMILY TO THE NORTH. FINALLY, THE PROPOSED NEIGHBORHOOD CLUSTERS THE HOMES INTERNAL TO THE SITE, ALLOWING THE PUBLICLY ACCESSIBLE PRIVATE PARK TO ADJOIN THE PUBLIC LAND DEDICATION AND VIEW CORRIDOR. THESE REDUCED SETBACKS MINIMIZE THE AMOUNT OF LAND REQUIRED TO BUILD THE PROPOSED HOMES AND ALLOW FOR LARGER PUBLICLY ACCESSIBLE PRIVATE PARK SPACES (7.6% PROVIDED - 4% IS REQUIRED) WHILE PROVIDING MEANINGFUL ALTERNATIVE OUTDOOR SPACES.

2040 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2040 COMP PLAN SUSTAINABLE DESIGN GOAL LU-6 WHICH “ENCOURAGES SUSTAINABLE DESIGN PRACTICES AND CONSTRUCTION IN ALL ASPECTS OF PHYSICAL PLANNING IN THE CITY, WITH A FOCUS ON SITE, LANDSCAPE, AND BUILDING DESIGN”. LU-6 INCLUDES THE GOAL OF PROMOTING DEVELOPMENT THAT IS WALKABLE AND FEATURES SUSTAINABLE WATER USE PRACTICES. THE PROPOSED NEIGHBORHOOD INCLUDES NARROWER LOTS THAT ARE DESIGNED TO PROVIDE A WELCOMING ENVIRONMENT FOR PEDESTRIANS AND FOCUSING ON ACTIVATION OF THE INTERNAL STREET, THE PROPOSED PRIVATE STREET, AND THE PUBLICLY ACCESSIBLE PRIVATE PARK. THE EXCEPTION ALSO ALIGNS WITH RECOMMENDED CRITERIA 4 OF THE COMPREHENSIVE PLAN COMPLIANCE, DEVELOPMENT REVIEW SECTION WHICH AIMS TO DETERMINE THROUGH THE DEVELOPMENT REVIEW PROCESS WHETHER THE PROPOSED APPLICATION IS ACHIEVING THE VISION AND GOALS OF THE COMPREHENSIVE PLAN. SPECIFICALLY, CRITERIA 4 ASKS IF “THE PROPOSED DEVELOPMENT PROVIDE[S] APPROPRIATE TRANSITIONS BETWEEN USES?” WHICH THIS PROPOSAL INTENTIONALLY DOES PROVIDE. THE PROPOSED SINGLE-FAMILY DETACHED DESIGN AND CLUSTERING OF THE DEVELOPMENT IS SUPPORTED BY GOAL HN-2 OF THE COMPREHENSIVE PLAN.

	MAX. HEIGHT	MAX. STORIES	MIN. FRONT SETBACK TO MAIN STRUCTURE	MIN. FRONT SETBACK TO PORCH	MIN. FRONT SETBACK TO UPPER STORY	MIN. FRONT SETBACK TO STREET FACING GARAGE	WEST PROPERTY LINE ADJACENCY	MIN. SETBACK TO BRADBURN DR.	MIN. SIDE SETBACK	MIN. REAR SETBACK TO MAIN STRUCTURE	MIN. REAR SETBACK TO DECK/STAIRS
LOT TYPE A: SINGLE-FAMILY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	-	32'	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**17.5' (BUILD-TO-LINE)*** **	**11.5'**	**14-17.5' (BUILD-TO-LINE)*** **	17.5' (BUILD-TO-LINE)***	**-**	**27'**	**5'**	27'	**20'**
LOT TYPE B: SINGLE-FAMILY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	-	-	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**10'/14'***	**10'/14'***	**14-30' (BUILD-TO-LINE)*** **	18'/20'**	-	-	**5'**	**20'**	**15'**
LOT TYPE C: SINGLE-FAMLY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	50'	-	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**19' (BUILD-TO-LINE)*** **	**12'**	**12'-19' (BUILD-TO-LINE)*** **	19' (BUILD-TO-LINE)***	**33'**	-	**5'**	**15'**	**15'**

* MINIMUM SETBACK TO LIVING AREA AND PORCH IS 10' FOR LOTS 14, 24 AND 25 ONLY.
** MINIMUM SETBACK TO STREET FACING GARAGE IS 18' FOR LOT 14 ONLY.
*** THE BUILD-TO-LINE REFLECTS THE MAXIMUM DISTANCE FOR COMPLIANCE WITH FIRE APPARATUS ACCESS. IN INSTANCES WHERE A RANGE IS PROVIDED, THE SMALLER NUMBER REFLECTS THE MINIMUM DISTANCE TO THE PROPERTY LINE.

SFD ELECTIVE POINT ALTERNATIVE REQUEST

PER COW'S SFD DESIGN STANDARDS, CITY STAFF MAY CONSIDER PROPOSED ALTERNATIVES [TO STANDARDS AND ELECTIVE POINTS] THAT MEET THE INTENT OF THESE STANDARDS AND EQUAL LEVELS OF QUALITY. THE BELOW REQUEST OUTLINES A SUBSTITUTION OF ELECTIVE POINTS WITHIN THIS NEIGHBORHOOD.

STANDARD: STREET TREES (DECIDUOUS, SHADE TREES WITH 40-FOOT MAX. SPACING) WILL BE PLANTED IN THE LANDSCAPE AREA BETWEEN THE CURB AND THE SIDEWALK ALONG A MIN. OF 75% OF THE LOCAL STREET LENGTHS ON BOTH SIDES OF THE LOCAL STREETS: 350 POINTS

REQUEST: UPLANDS PROVIDES A MODIFICATION TO THIS ELECTIVE ALLOWING THE TREE LAWN ON ONE SIDE TO BE MOVED TO THE BACK OF THE SIDEWALK. THIS CONDITION APPLIES TO THE REAR OF LOTS 24 AND 25 ONLY. TREES ARE PLANTED IN EXCESS OF THIS MINIMUM AND PLACED TO THE SOUTH OF THE SIDEWALK.

JUSTIFICATION: THIS ALTERNATE CONFIGURATION BETTER ALIGNS WITH SITE CONDITIONS AND NEEDS, PROVIDES FULLER SHADE RELIEF FOR PEDESTRIANS, AND WORKS HARMONIOUSLY WITH EXISTING GRADE. PLACING DECIDUOUS SHADE TREES TO THE IMMEDIATE SOUTH OF THE SIDEWALK IMPROVES THE SHADE COVERAGE OF HARDSCAPE SURFACES, REDUCING HEAT ISLAND EFFECTS AND INCREASING PEDESTRIAN COMFORT. FURTHER, ALLOWING THE TREE LAWN TO BEGIN TRANSITIONING GRADE IN THIS STEEP SITE REDUCES THE EARTH-MOVING NEEDS OF THE SITE, AND PLACES TREES WITHIN A LARGER LANDSCAPE AREA, KNOWN TO INCREASE TREE AND LANDSCAPE HEALTH. PLEASE SEE PREVIOUS PAGE FOR FURTHER EXPLANATION OF THIS MODIFIED STREET SECTION AS WELL AS THE CIVIL STREET SECTIONS ON SHEET 13.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY MEETING THE CONSIDERATIONS OUTLINED IN SECTION 11-6-5 DESIGN & CONSTRUCTION OF IMPROVEMENTS, WHICH INCLUDES CONSIDERATION OF "EXISTING CONDITIONS, TOPOGRAPHIC CONDITIONS, DRAINAGE, AND PUBLIC CONVENIENCE AND SAFETY. THE ARRANGEMENT OF STREETS AND SIDEWALKS SHALL BE PLANNED WITH DUE REGARD TO... TOPOGRAPHY... DRAINAGE AND EROSION, CONVENIENCE, AND AESTHETICS..." THE EXCEPTION REQUEST ALSO ALIGNS WITH POINT FIVE OF THIS SECTION BY DESIGNING ACCORDING TO THE ANTICIPATED NEEDS OF THIS AREA, WHICH DO NOT REQUIRE ADDITIONAL PARKING LANES BEYOND WHAT IS INCLUDED.

2040 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2040 COMP PLAN GOAL HN-6, WHICH ENCOURAGES "PRESERVATION OF VIEWS TO THE MOUNTAINS, NATURAL AMENITIES AND SCENIC SKYLINES FROM THE PUBLIC REALM." FURTHER, GOAL LU-6 "ENCOURAGES SUSTAINABLE DESIGN PRACTICES AND CONSTRUCTION IN ALL ASPECT OF PHYSICAL PLANNING IN THE CITY, WITH A FOCUS ON SITE, LANDSCAPE, AND BUILDING DESIGN." THIS ALTERNATE ROAD SECTION REDUCES THE HARDSCAPE MATERIAL AND EARTHMOVING REQUIRED, WHICH ARE NOT NECESSARY IN THIS CONTEXT.

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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS
SUB 02: 09.11.2024
SUB 03:12.13.2024
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EXCEPTIONS

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 51

CODE REFERENCES HAVE BEEN DERIVED FROM THE STRUCTURE OF THE WESTMINSTER SFD DESIGN GUIDELINES. CODE REFERENCE CALLOUTS ARE PROVIDED ON THE ODP PAGE NUMBERS LISTED.

DESIGN ELECTIVES

CODE REFERENCE	Single Family Detached Design Standards	SCORE	ODP Sheet Number
	SITE DESIGN - SINGLE FAMILY DETACHED		
	5. Access Circulation, and Parking		
	B) Pedestrian / Bicycle Circulation		
ED-S5B2	(2) Benches will be provided along pedestrian and multi-use pathways throughout the project: 25 points	**25**	37
ED-S5B3	(3) Bicycle repair stations may be provided as an amenity on residential development: 25 points each; maximum 50 points.	**25**	36 & 37
	7. Right-of-Way Dedication		
ED-S7B	(B) Reduced pavement width of single loaded roads or drives adjacent to a centrally located park of a minimum size of 11,000 square feet (maintained by the HOA): 200 points	**200**	13, 16-17
	13. Private Open Space and Private Parks		
ED-S13E	(E) Greater than 6%: 400 points	**400**	33 & 37
	14. Recreation Facilities		
ED-S14D	(D) A clubhouse with year round open restrooms and hot tub will be provided for developments of less than 200 units (alternative to 1st two electives [A & B] above): 200 points	**200**	PDP
ED-S14G	(G) Play equipment areas with swings, slide, or climbing equipment, etc. or outdoor gathering areas with seating (0.5% minimum of site area) will be provided. Areas must be covered by shade structure(s) and must encompass at least 625 s.f. (25' x 25') for each of these areas: 150 points for each area provided (300 max. points)	**300**	37
ED-S14H	(H) Weather protected (covered) bicycle parking racks: 50 points per rack, up to 150 total points.	**150**	36
	ARCHITECTURAL DESIGN - SINGLE FAMILY DETACHED		
	2. Exterior Design Elements		
	(A) Recessed and Projecting Elements		
ED-A2A	Offsets (4' minimum) will be provided on all dwelling units on all front elevations: 50 points.	**50**	46
	(B) Roof Breaks		
ED-A2B	Roof breaks will occur on all approved models: 50 points	**50**	46
	(C) Outdoor Living Areas		
ED-A2C	Usable front porches (80 s.f. minimum usable, functional area with 6-foot minimum depth) and side or rear patios (120 s.f. minimum usable, functional area) will be provided with all residences: 100 points	**100**	46
	3. Garages		
ED-A3B	(B) Garage door windows will be incorporated in the design of 50% of the models and residences built, and the window design will complement the style of the house windows: 75 points	**75**	46
ED-A3D	(D) Interior garage area of each model will include a storage area of at least 50 square feet (with a minimum three-foot depth) that will not encroach in the 22-foot minimum garage depth: 300 points	**300**	46
	4. Exterior Building Materials and Colors		
ED-A4B1	(1) 30% or more masonry (brick or stone) will be provided on all four sides of the residences: 200 points	200	46
	LANDSCAPE DESIGN - SINGLE FAMILY DETACHED		
	1. Right-of-Way Landscaping		
ED-L1A	(A) A minimum of one (1) shade tree per 500 square feet of landscaped area is provided within the right-of-way: 100 points	100	26
ED-L1B	(B) Street trees (deciduous, shade trees with 40-foot max. spacing) will be planted in the landscape area between the curb and the sidewalk along a min. of 75% of the local street lengths on both sides of the local streets: 350 points	350	33-37
	ENVIRONMENTAL DESIGN - SINGLE FAMILY DETACHED		
	1. Landscaping and Water Conservation		
	(C) Water Conservation		
ED-E1C2	(2) High water turf area (such as Kentucky Bluegrass and Tall Fescue) will be reduced to less than 20% of landscaped area to reduce water consumption: 125 points	125	36
	2. Building Construction		
	(A) Pro-active Solar Construction		
ED-E2A1	(1) 100% of housing units pre-wired for solar photovoltaic systems (200 points)	200	46
	(B) Dwelling Unit Energy Efficiency		
ED-E2B2	(2) Electric vehicle charging stations installed for a minimum 10% of the housing units, plus pre-wiring in all garages and parking structures to allow for additional future stations installed: 250 points	250	PDP
	(D) Community Facilities		
ED-E2D1	(1) Install solar photovoltaic systems (minimum 3 kw system) on the clubhouse, meeting, and recreational facility buildings: 300 points	300	PDP
	(Minimum 3,218 SFD Points Required)	**3,400**	

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UPLANDS

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WESTMINSTER, COLORADO

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Attachment 2

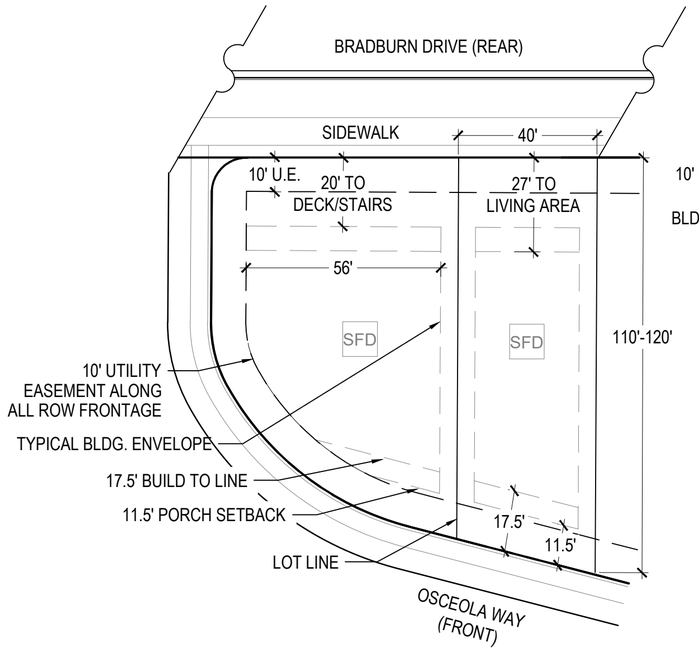
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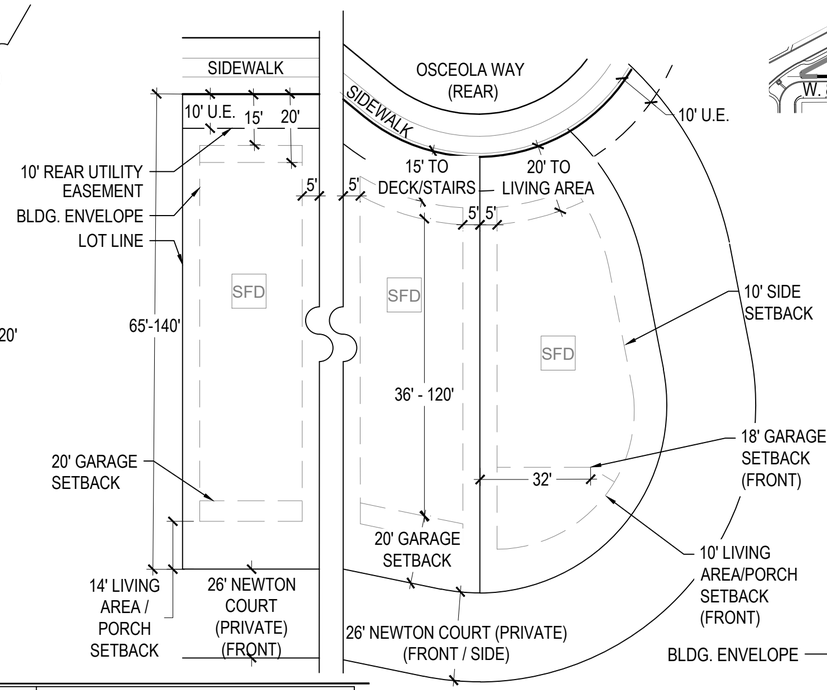
A PLANNED UNIT DEVELOPMENT
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COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 51

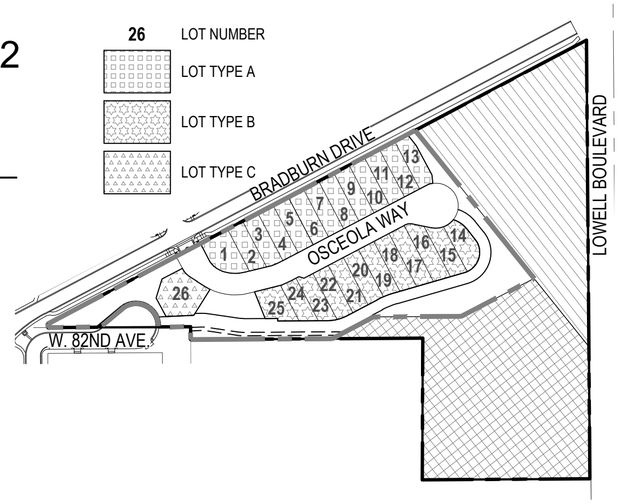
LOT TYPICALS

FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - A

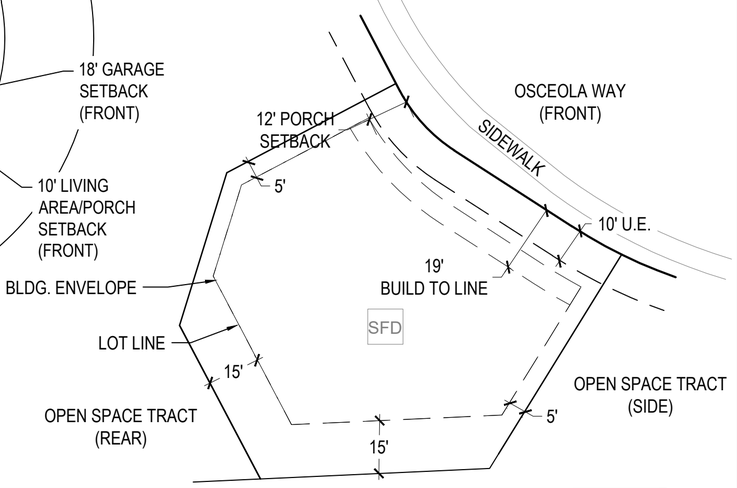


FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - B





FRONT-LOADED SINGLE FAMILY
DETACHED HOME
LOT TYPE - C



LOT SETBACKS

LOT TYPE - A	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	17.5' (BUILD TO LINE, SEE NOTE 9)
FRONT TO UPPER STORY:	25'	14-17.5' (BUILD TO LINE, SEE NOTE 9)
FRONT TO PORCH:	14'	11.5'
SIDE (INTERNAL/OPEN SPACE):	10'	5'
SIDE (CORNER):		10'
REAR TO LIVING AREA (BRADBURN):	32'	27'
REAR TO DECKS AND STAIRS (COVERED OR UNCOVERED):	25'	20'

LOT TYPE - B	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	14' (10' FOR LOTS 14, 24 & 25 ONLY)
FRONT TO PORCH:	14'	
FRONT TO UPPER STORY:	25'	14-30' (BUILD-TO-LINE, SEE NOTE 9)
FRONT TO STREET FACING GARAGE:	-	20' (18' FOR LOT 14 ONLY)
SIDE (INTERNAL/OPEN SPACE):	10'	5'
SIDE (PRIVATE STREET A):		10'
REAR TO LIVING AREA:	25'	20'
REAR TO DECKS AND STAIRS (COVERED OR UNCOVERED):	25'	15'

LOT TYPE - C	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	19' (BUILD-TO-LINE, SEE NOTE 9)
FRONT TO UPPER STORY:	14'	12'-19' (BUILD-TO-LINE, SEE NOTE 9)
FRONT TO PORCH:	25'	12'
SIDE (OPEN SPACE TRACT):	10'	5'
REAR:	25'	15'

MAINTENANCE

A FUTURE HOMEOWNERS ASSOCIATION WILL BE CREATED. MAINTENANCE WILL BE DIVIDED BETWEEN THE HOA AND HOMEOWNERS AS FOLLOWS:

HOMEOWNER MAINTENANCE:

- DRIVEWAYS
- PORCHES, PATIOS & STEPS (INCLUDING SNOW REMOVAL)
- ON-LOT LEADER WALK TO COMMON SIDEWALK (INCLUDING SNOW REMOVAL)
- ON-LOT FENCES
- ON-LOT RETAINING WALLS
- ON-LOT LANDSCAPE AND IRRIGATION
- FRONT, REAR AND SIDE YARDS

HOA MAINTENANCE:

- NEWTON COURT (PRIVATE) (INCLUDING SNOW REMOVAL)
- COMMON SIDEWALKS (INCLUDING ALONG PUBLIC STREETS) (INCLUDING SNOW REMOVAL)
- HOA-OWNED LANDSCAPE TRACTS/OUTLOTS
- OFF-SITE DETENTION POND
- RETAINING WALLS (WITHIN HOA-OWNED TRACTS/OUTLOTS)
- PARK AND PERIMETER FENCING
- TREE LAWNS
- TRASH PICK-UP
- EMERGENCY FIRE ACCESS (SNOW REMOVAL)
- COMMON AREA FENCING (ADJACENT TO PLD)
- FIRE/VEHICULAR ACCESS GATE AND KNOX SWITCH IF REQUIRED TO BE INSTALLED BY THE CITY.

PROPOSED SETBACK NOTES

(1) ALL SETBACKS SHOWN ARE MINIMUMS.
(2) SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE TO THE BUILDING FOUNDATION.
(3) CORNICES, EAVES, CHIMNEYS, FIREPLACES, AWNINGS, CANOPIES, OVERHANGS, OR SIMILAR ARCHITECTURE FEATURES MAY ENCROACH INTO A SETBACK A MAXIMUM OF FOUR FEET.
(4) SEE EXCEPTIONS SHEETS 5-6.
(5) UNLESS WRITTEN OTHERWISE, DECK SETBACKS SHALL BE THE SAME AS LIVING AREA SETBACKS.
(6) UNLESS WRITTEN OTHERWISE, ACCESSORY STRUCTURE SETBACKS SHALL BE THE SAME AS LIVING AREA SETBACKS.
(7) LOTS SIDING ONTO INTERNAL OPEN SPACE, PUBLICLY ACCESSIBLE PRIVATE PARKS, OR LANDSCAPE TRACTS MAY FOLLOW INTERNAL SIDE LOT SETBACKS.
(8) THE SIDE SETBACK FOR LOT 14 SHALL BEGIN AT THE TERMINUS OF THE GARAGE SETBACK.
(9) THE BUILD-TO-LINE REFLECTS THE MAXIMUM DISTANCE FOR COMPLIANCE WITH FIRE APPARATUS ACCESS. IN INSTANCES WHERE A RANGE IS PROVIDED, THE SMALLER NUMBER REFLECTS THE MINIMUM DISTANCE TO THE PROPERTY LINE.
(10) THE FRONT TO MAIN STRUCTURE BUILD-TO-LINE FOR LOT TYPES A & C SHALL INCLUDE THE GARAGE AND LIVING AREA.

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UPLANDS

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UPLANDS FILING NO. 2
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WESTMINSTER, COLORADO

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LOT TYPICALS

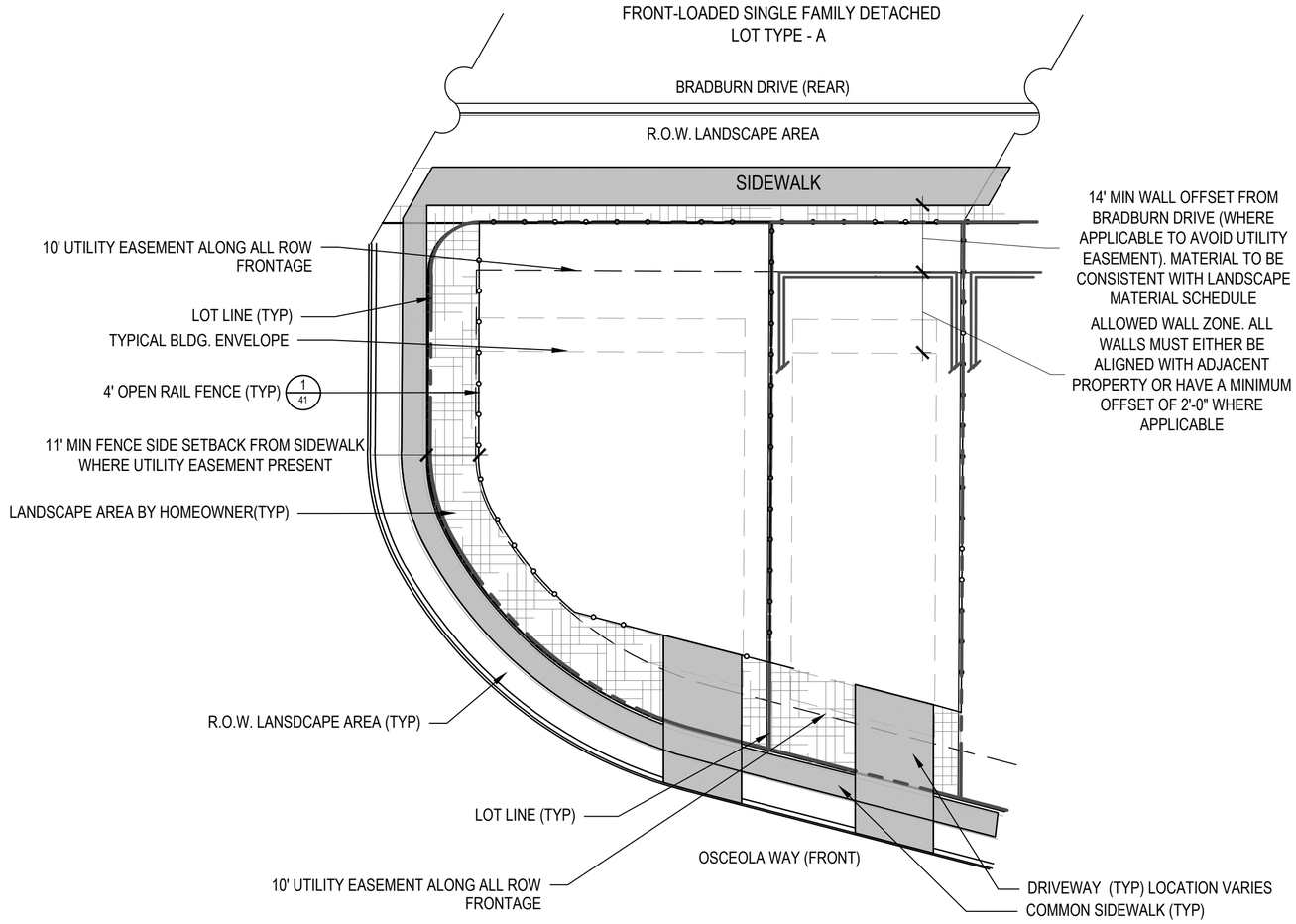
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OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 51

LANDSCAPE LOT TYPICALS - TYPE A



0 10 20 40
SCALE 1" = 20'

LEGEND

- CONCRETE
- LANDSCAPE AREA
- UTILITY EASEMENT
- BUILDING ENVELOPE
- FENCE
- RETAINING WALL (AS NEEDED)
- PROPERTY LINE

NOTES

1. GENERAL ON LOT LANDSCAPE PARAMETERS OF A MINIMUM OF 1 TREE AND 10 SHRUBS PER LOT ARE REQUIRED. AND LAYOUTS WILL VARY BASED ON FINAL PRODUCT CONFIGURATION. WHERE APPROPRIATE SPACE EXISTS AND UTILITY EASEMENTS DO NOT PROHIBIT THE PLANTING OF TREES AND SHRUBS, SUBSTITUTIONS SHALL NOT BE ALLOWED ON THE PRIVATE LOTS. DEVELOPER SHALL SHOW AT TIME OF BUILDING PERMIT WHETHER TREES CAN OR CANNOT BE PLANTED ON THE PRIVATE LOTS.
2. IF ON-LOT WALLS ARE PROPOSED, THEY ARE REQUIRED TO COMPLY WITH THE WALL LOCATION REQUIREMENTS NOTED IN THE LANDSCAPE LOT TYPICAL.
3. ALL RETAINING WALL MATERIALS ALONG PUBLIC ROW TO BE ALLEN BLOCK AB ASHLAR BLEND (TAN BLEND) WITH CAP.
4. WALKS AND GATES TO PROVIDE ACCESS FROM UNITS TO THE SIDEWALK ALONG BRADBURN DRIVE ARE ALLOWED.
5. ANY WING FENCING SHALL BE SET BACK A MINIMUM OF 2' FROM FRONT FACE OF HOMES

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LOT TYPICALS

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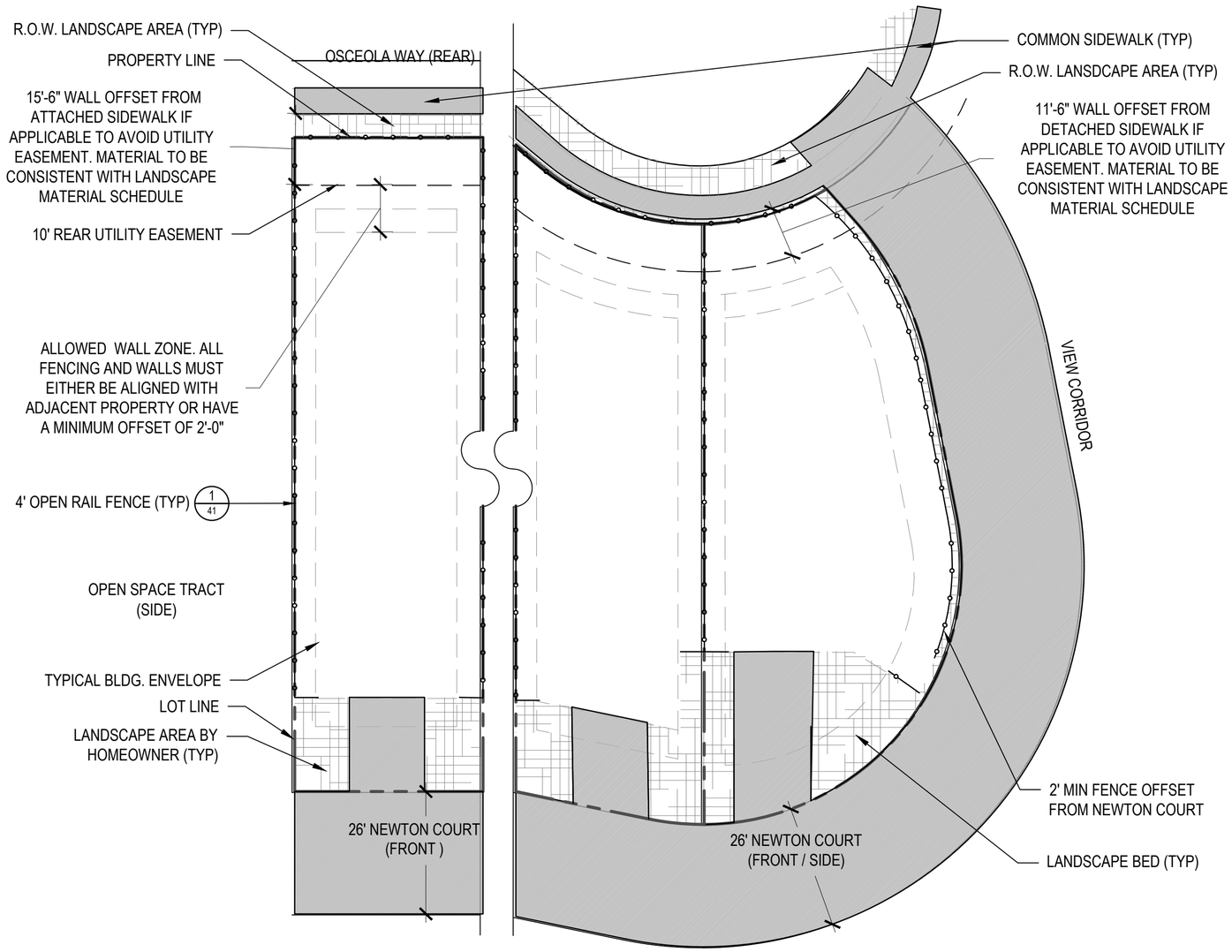
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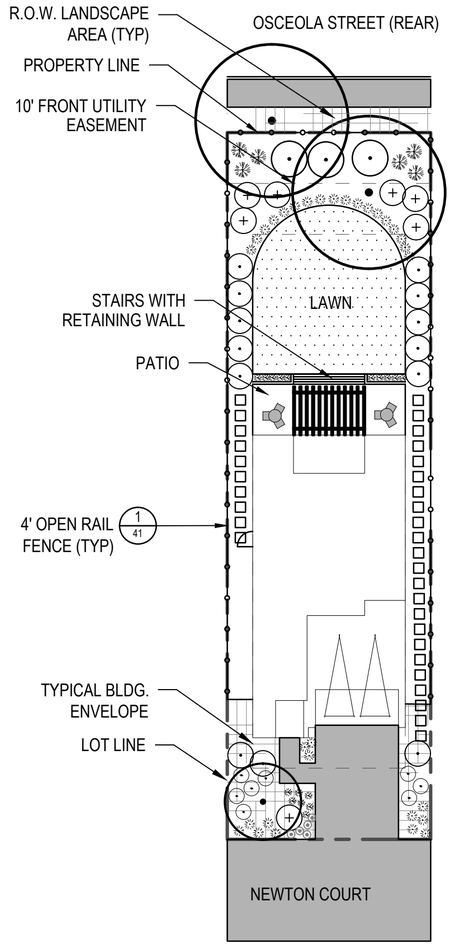
A PLANNED UNIT DEVELOPMENT
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SHEET10 OF 51

LANDSCAPE LOT TYPICALS TYPE B

FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - B



EXAMPLE LANDSCAPE PLAN - LOT TYPE B



* EXAMPLE LANDSCAPE PLAN IS PROVIDED FOR REFERENCE ONLY.

0 10 20 40
SCALE 1" = 20'

LEGEND

- CONCRETE
- LANDSCAPE AREA
- TURF LAWN
- UTILITY EASEMENT
- BUILDING ENVELOPE
- FENCE
- RETAINING WALL (AS NEEDED)
- PROPERTY LINE
- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS

NOTES

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2. IF ON-LOT WALLS ARE PROPOSED, THEY ARE REQUIRED TO COMPLY WITH THE WALL LOCATION REQUIREMENTS NOTED IN THE LANDSCAPE LOT TYPICAL.
3. ALL RETAINING WALL MATERIALS ALONG PUBLIC ROW TO BE ALLEN BLOCK AB ASHLAR BLEND (TAN BLEND) WITH CAP.
4. ANY WING FENCING SHALL BE SET BACK A MINIMUM OF 2' FROM FRONT FACE OF HOMES

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LOT TYPICALS

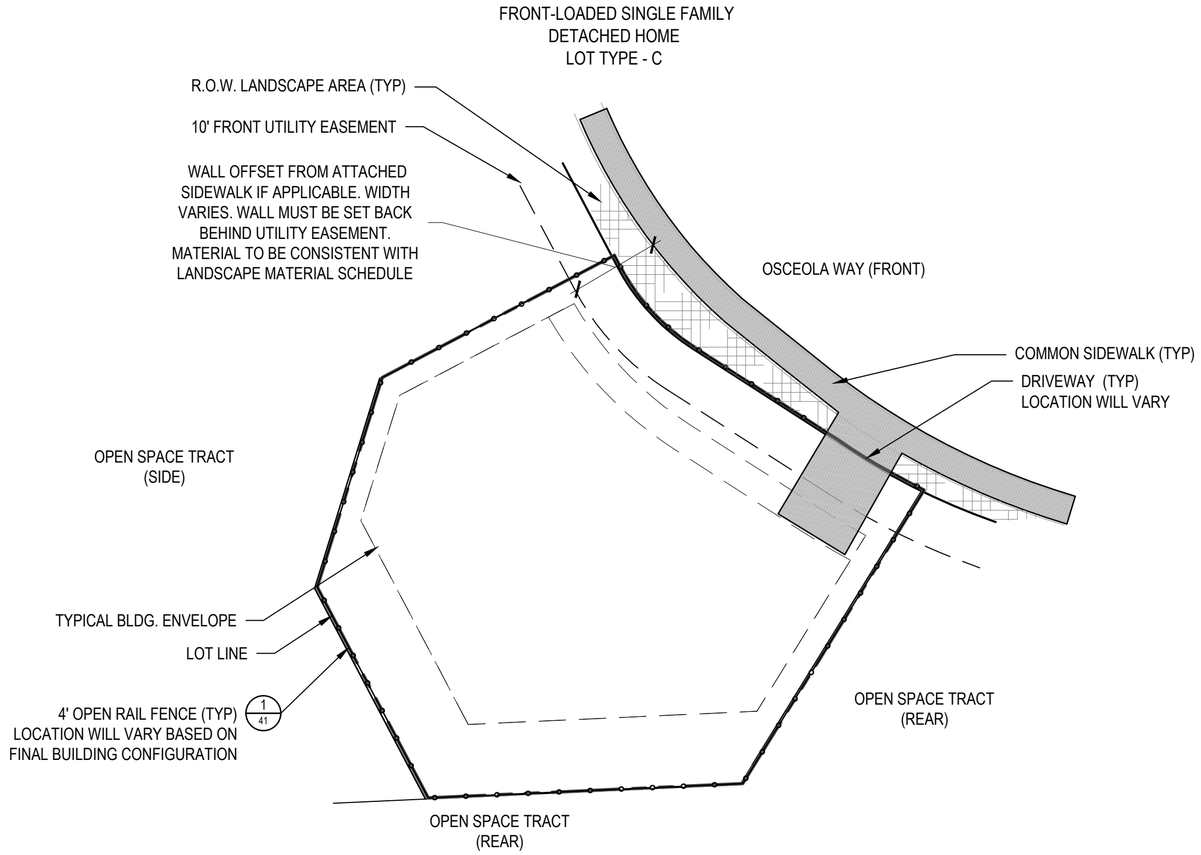
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OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 51

LANDSCAPE LOT TYPICALS - TYPE C



0 10 20 40
SCALE 1" = 20'

LEGEND

- CONCRETE
- LANDSCAPE AREA
- UTILITY EASEMENT
- BUILDING ENVELOPE
- FENCE
- RETAINING WALL (AS NEEDED)
- PROPERTY LINE

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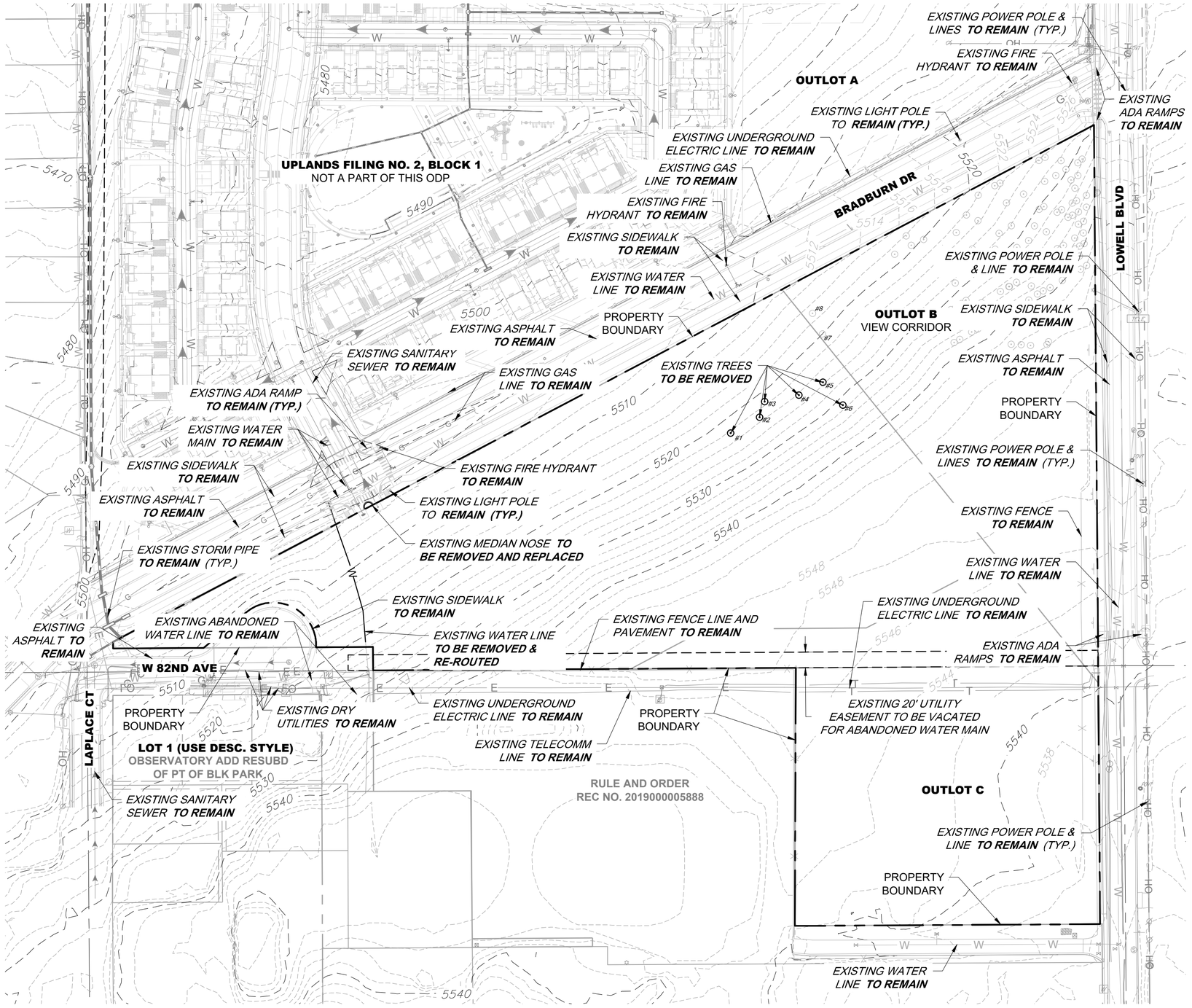
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LOT TYPICALS

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OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 51



LEGEND

- EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- FO — EXISTING FIBER OPTIC
- T — EXISTING TELECOMM LINE
- E — EXISTING UNDERGROUND ELECTRIC LINE
- OH — EXISTING OVERHEAD ELECTRIC LINE
- G — EXISTING GAS LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- 100 — EXISTING MAJOR CONTOUR
- 100 — EXISTING MINOR CONTOUR
- #1 — TREE TAG NUMBER

Tree Removal Table

Tree #	Tree Species	Size dbh (inches)	Mitigation Value $150/in
1	Honeylocust	5	$ 750
2	Honeylocust	5	$ 750
3	Honeylocust	4.5	$ 675
4	Honeylocust	4	$ 600
5	Honeylocust	4.5	$ 675
6	Honeylocust	4	$ 600
		Total	$ 4,050

0 100' 200'
1" = 100' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

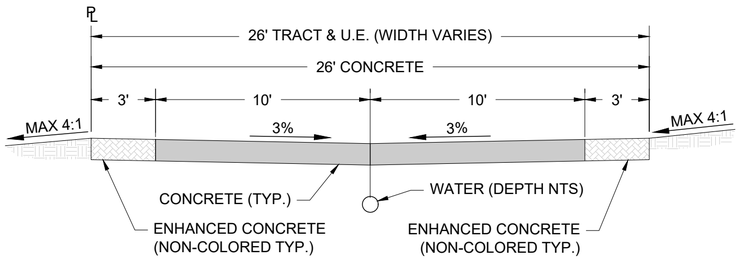
SUB 02: 09.11.2024
SUB 03: 12.13.2024
SUB 04: 02.11.2025
SUB 05: 04.18.2025

12 OF 51
EXISTING CONDITIONS & DEMOLITION PLAN

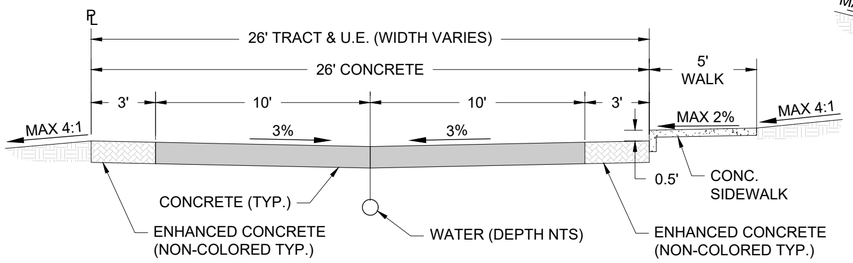
OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

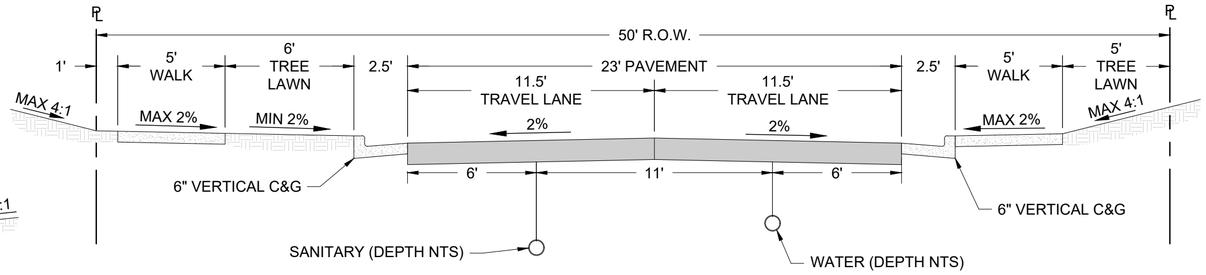
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 51



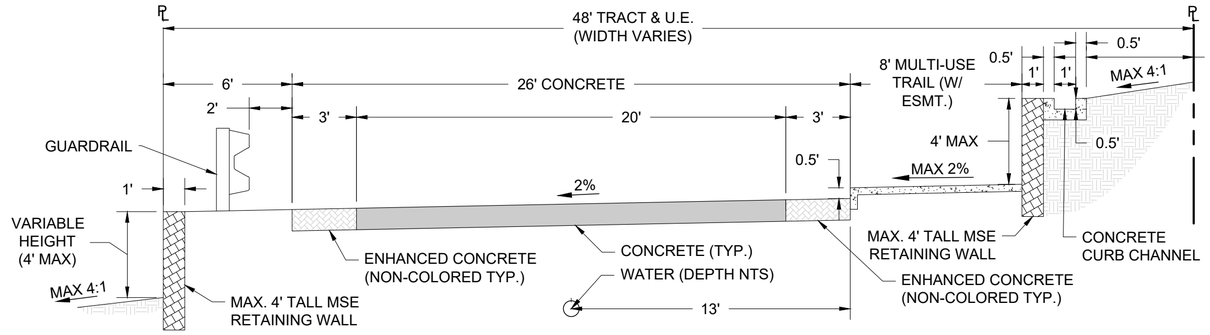
NEWTON COURT (SECTION 1)
(NO PARKING) (PRIVATE)



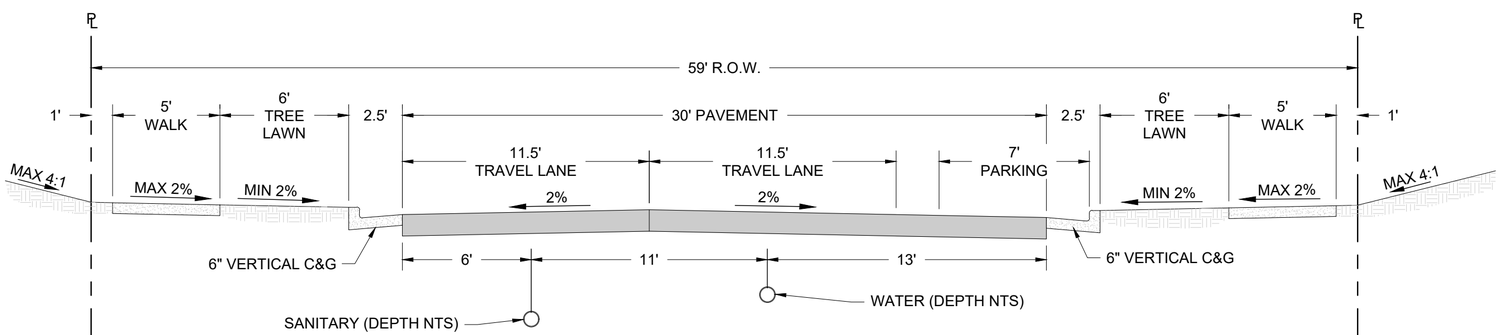
NEWTON COURT (SECTION 2)
(NO PARKING) (PRIVATE)



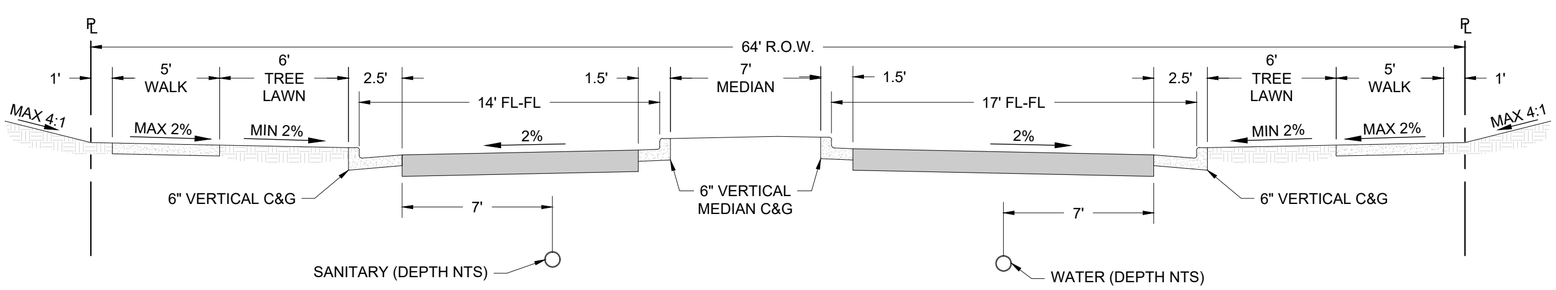
OSCEOLA WAY (TRANSITION)
(50' R.O.W.) (NO PARKING) (PUBLIC)



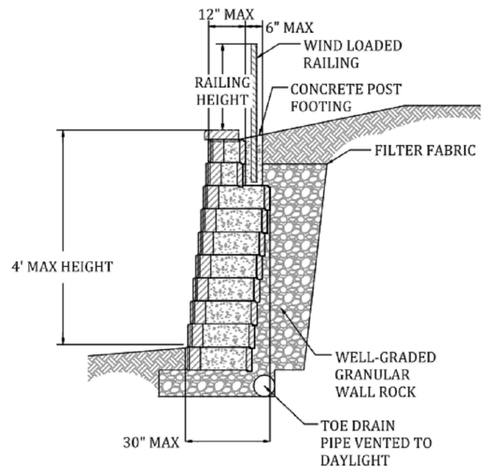
NEWTON COURT (SECTION 3)
(NO PARKING) (PRIVATE)



OSCEOLA WAY
(59' R.O.W.) (PARKING ON SOUTH SIDE ONLY) (PUBLIC)



OSCEOLA WAY (ENTRY)
(64' R.O.W.) (NO PARKING) (PUBLIC)



NOTES:

1. THIS IS A DESIGN/BUILD ELEMENT BASED UPON EVENTUAL CONTRACTOR SELECTION. THE EXACT DIMENSIONS AND DETAILS MAY VARY WITH SPECIFIC WALL MANUFACTURER, BUT WILL GENERALLY REMAIN WITHIN THE PARAMETERS SHOWN HERE.
2. RETAINING WALL FACE TO BE ALLAN BLOCK AB ASHLAR PATTERN WITH CAP, TAN BLEND; REFER TO ODP COLOR EXHIBITS.

GRAVITY WALL / MSE WALL DETAIL
(NOT TO SCALE)

0 5' 10'
1" = 5' (HORIZONTAL)

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03: 12.13.2024
SUB 04: 02.11.2025
SUB 05: 04.18.2025

13 OF 51

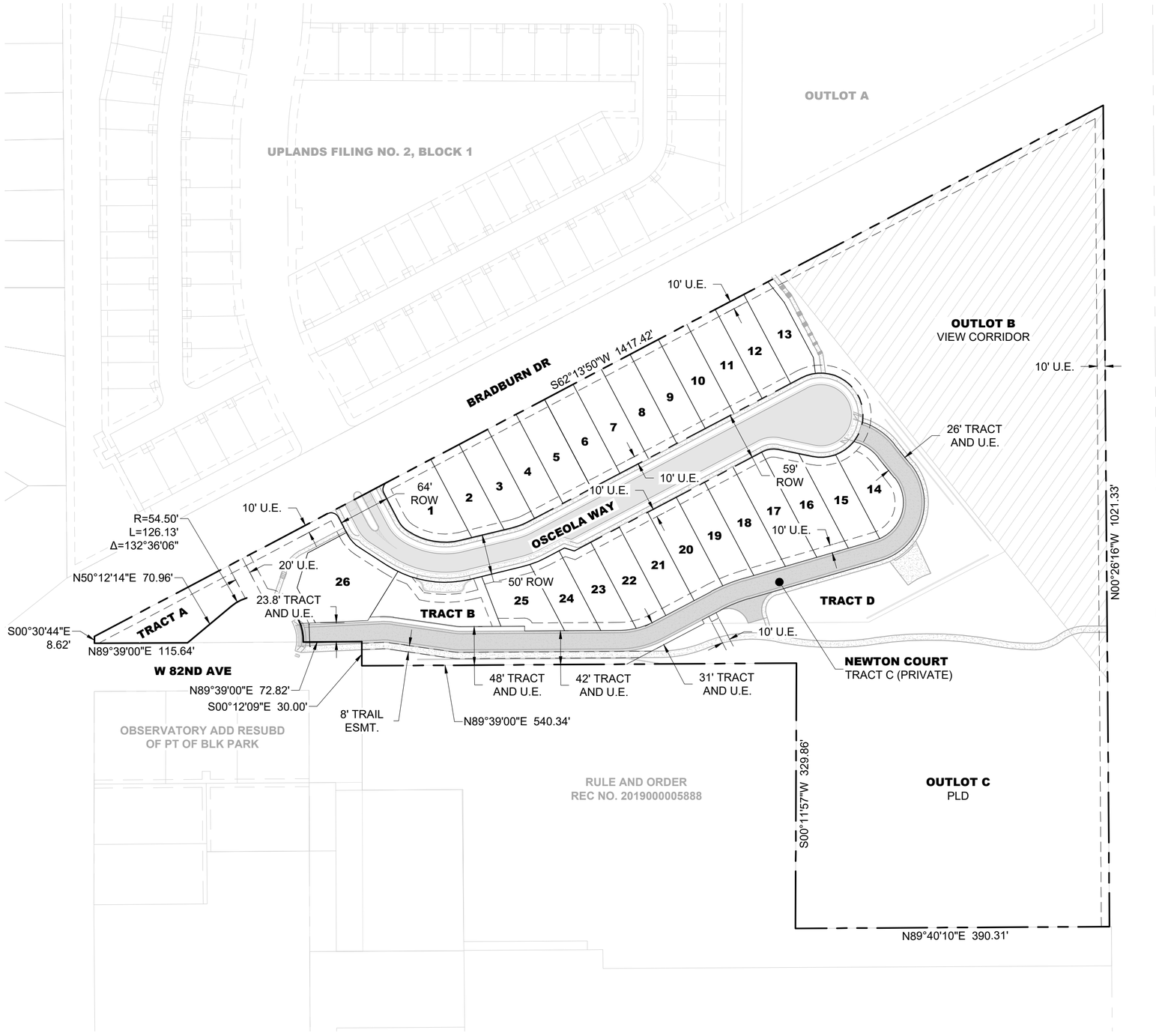
TYPICAL SECTIONS

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 51



0 100' 200'
1" = 100' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
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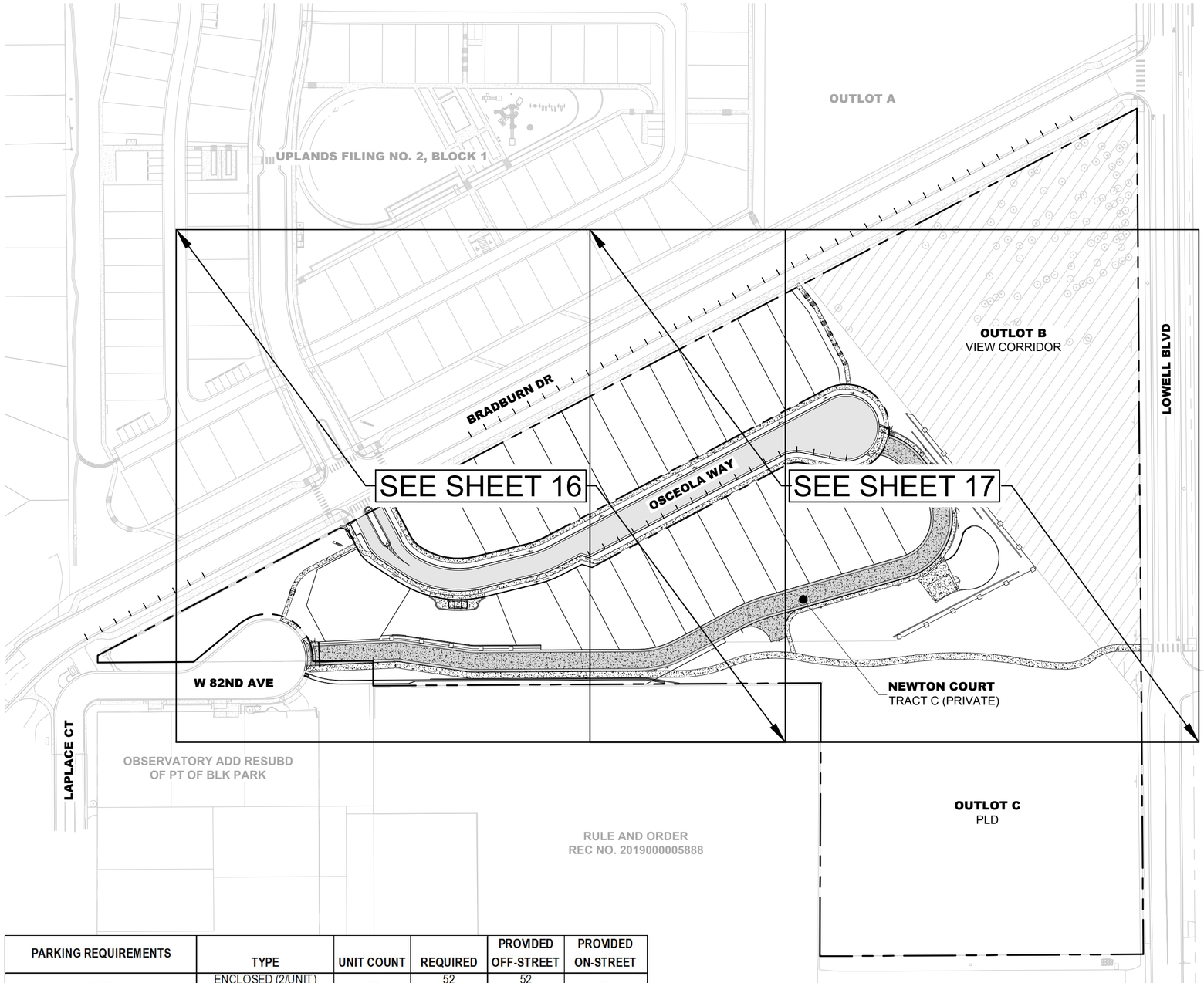
14 OF 51
OVERALL PLAN

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 51



PARKING REQUIREMENTS	TYPE	UNIT COUNT	REQUIRED	PROVIDED OFF-STREET	PROVIDED ON-STREET
SFD	ENCLOSED (2/UNIT)	26	52	52	66
	DRIVEWAY (2/UNIT)		52	52	
	TOTAL	26	104	104	66
		TOTAL PROVIDED		170	

SHARED PARKING SUMMARY	TYPE	REQUIRED	PROVIDED
ROW	BRADBURN DRIVE	0	49
	OSCEOLA WAY	0	17
SURFACE	STANDARD	0	0
	ACCESSIBLE	0	0
	VAN ACCESSIBLE	0	0
	TOTAL	0	66

NOTE: ACCESSIBLE STALLS ARE PROVIDED IN ACCORDANCE WITH FEDERAL REGULATIONS

EV AND BIKE PARKING	REQUIRED	PROVIDED
EV CHARGING (1/UNIT)	26	26
BICYCLE PARKING	0	8

NOTE: ALL SFD HOMES MUST HAVE A LEVEL 2 EV CAR CHARGER IN THE GARAGE.

0 100' 200'
1" = 100' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
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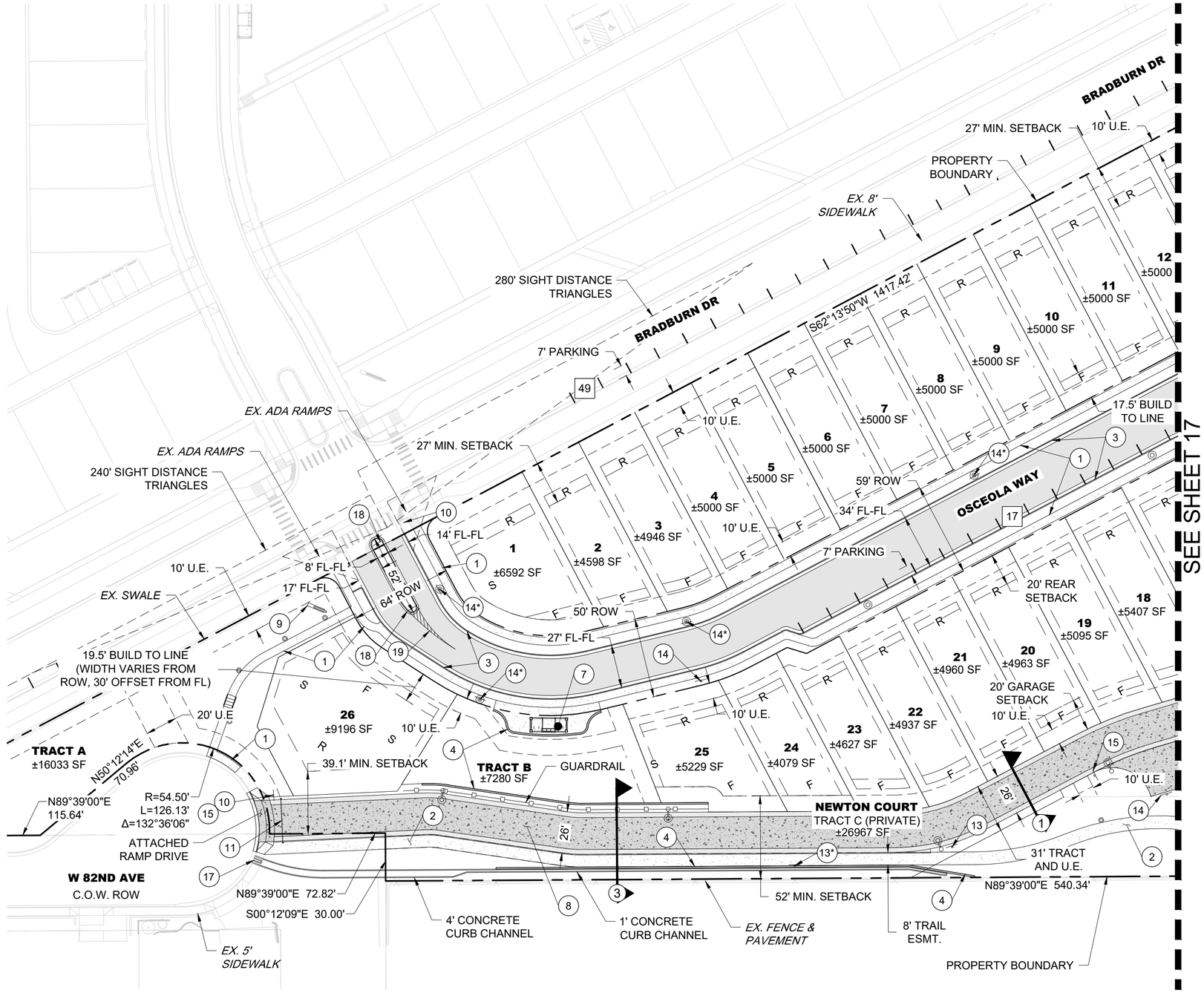
OVERALL SITE PLAN

Attachment 2

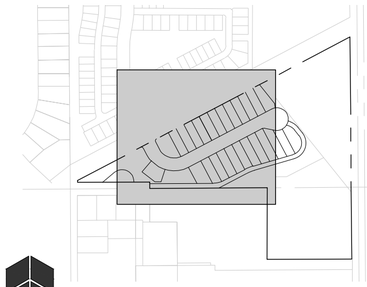
OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 16 OF 51



SEE SHEET 17



KEYMAP

SITE PLAN KEYNOTES:

1. 5' SIDEWALK
2. 8' MULTI-USE TRAIL
3. 6" VERTICAL C&G
4. MSE WALL (4' MAX)
5. PLAYGROUND AREA
6. SHADE STRUCTURE
7. MAIL KIOSK
8. 26' E.V.A.
9. MONUMENT
10. STOP / NO OUTLET / STREET NAME SIGN
11. POTENTIAL FUTURE ELECTRONIC KNOX GATE AND SWITCH
12. FENCE
13. NO PARKING - FIRE LANE SIGN * WALL MOUNTED
14. NO PARKING SIGN * LIGHT POLE MOUNTED
15. EMERGENCY VEHICLE ACCESS ONLY / PEDESTRIANS ONLY SIGNS
16. SWALE
17. SIDEWALK CHASE
18. MEDIAN SIGN
19. 4" YELLOW STRIPING

SITE PLAN LEGEND:

- SIGHT DISTANCE TRIANGLE
- CONCRETE SIDEWALK
- PAVEMENT
- CONCRETE
- ENHANCED CONCRETE
- LIGHT POLES
- # PARKING COUNT
- F FRONT YARD
- R REAR YARD
- S SIDE YARD (END UNITS ONLY)
- # NEWTON COURT (TRACT C) CROSS-SECTION SEE SHEET 13

1. BUILDING FOOTPRINTS AND PATIOS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL BUILDING CONFIGURATION (PATIOS, WALKS, RETAINING WALLS, ETC.) WILL BE DETERMINED AT PERMIT.
2. NOTE LOT 26 MAY NOT ACCESS NEWTON COURT WITH A VEHICULAR CONNECTION. ACCESS TO BE PROVIDED FROM OSCEOLA WAY.
3. LARGE SCALE MOVING TRUCKS ALLOWED TO UTILIZE EVA ACCESS FOR A 24-HOUR MOVE-IN / MOVE-OUT PURPOSES UPON WRITTEN REQUEST FROM THE HOA.
4. CONTRACTOR TO IDENTIFY EXISTING PROPERTY BOUNDARY AND ENSURE NO CONSTRUCTION ACTIVITY OCCURS OFF-SITE.

LOT COVERAGE		
SURFACE TYPE WITHIN UPLANDS PA-B(2)	AREA (SF)	%
PAVING (ALLEYS/WALKS/ROADS/DRIVEWAYS)	79,758	13.8%
MAXIMUM BUILDING COVERAGE AREA+	67,262	11.8%
LANDSCAPED AREA	71,443	12.5%
PRIVATE LOT OPEN SPACE	46,808	8.2%
PLD OUTLOT	164,109	28.7%
VIEW CORRIDOR OUTLOT	142,816	25.0%
TOTAL AREA	572,196	100.0%

+MAXIMUM BUILDING COVERAGE INCLUDES ENTIRE ALLOWABLE BUILDABLE SPACE WITHIN A LOT. ANTICIPATED COVERAGE WILL BE LOWER AND WILL INCREASE PRIVATE LOT OPEN SPACE.

0 50' 100'
1" = 50' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2 BLOCK 2

OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03: 12.13.2024
SUB 04: 02.11.2025
SUB 05: 04.18.2025

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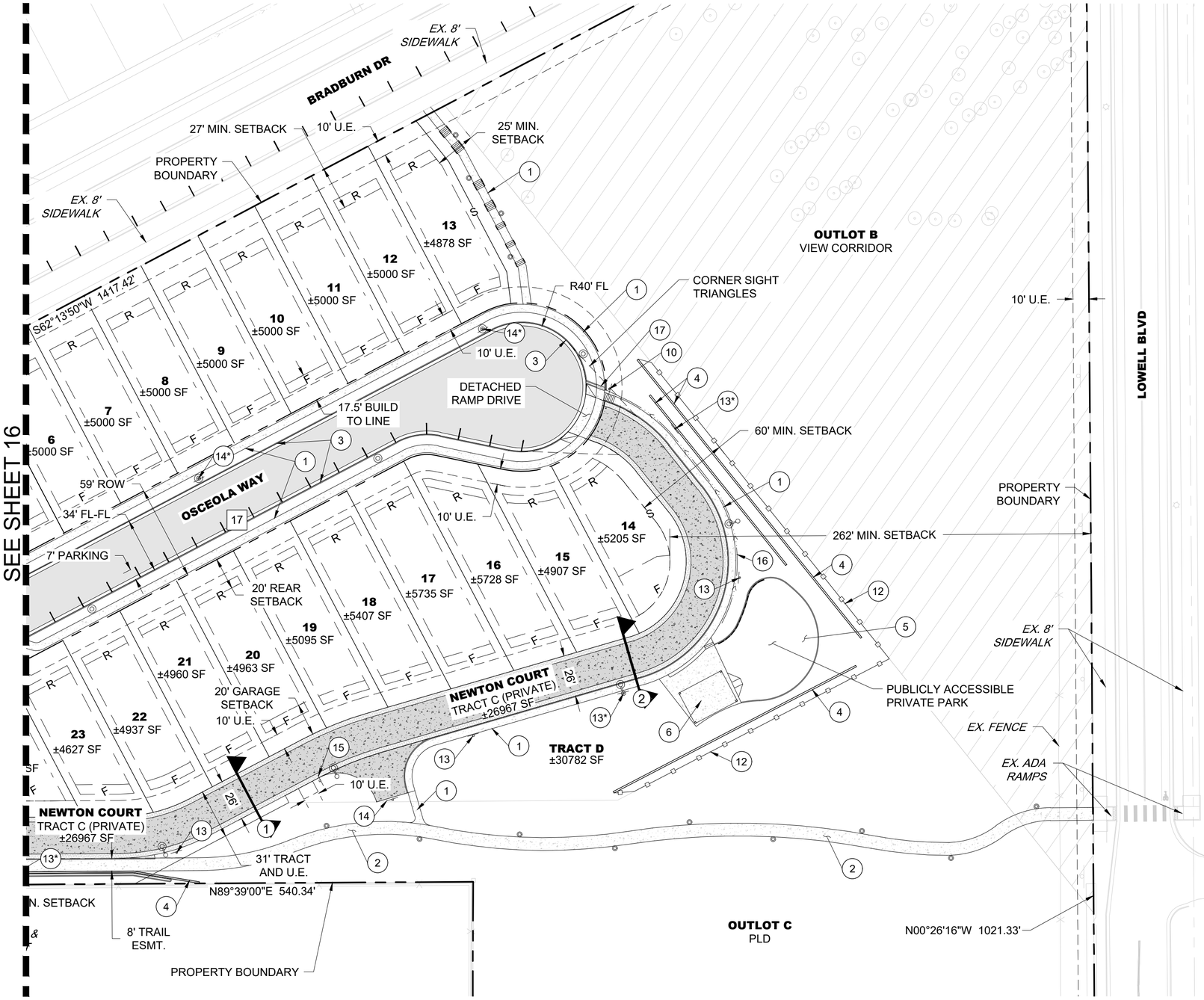
SITE PLAN

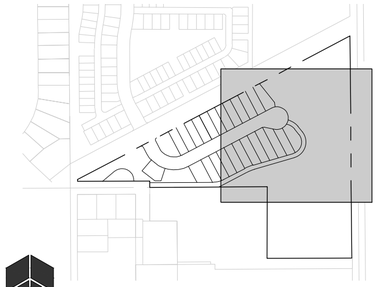
Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 17 OF 51





KEYMAP

SITE PLAN KEYNOTES:

1. 5' SIDEWALK
2. 8' MULTI-USE TRAIL
3. 6" VERTICAL C&G
4. MSE WALL (4' MAX)
5. PLAYGROUND AREA
6. SHADE STRUCTURE
7. MAIL KIOSK
8. 26' E.V.A.
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15. EMERGENCY VEHICLE ACCESS ONLY / PEDESTRIANS ONLY SIGNS
16. SWALE
17. SIDEWALK CHASE
18. MEDIAN SIGN
19. 4" YELLOW STRIPING

SITE PLAN LEGEND:

- SIGHT DISTANCE TRIANGLE
- CONCRETE SIDEWALK
- PAVEMENT
- CONCRETE
- ENHANCED CONCRETE
- LIGHT POLES
- # PARKING COUNT
- F FRONT YARD
- R REAR YARD
- S SIDE YARD (END UNITS ONLY)
- # NEWTON COURT (TRACT C) CROSS-SECTION SEE SHEET 13

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0 50' 100'
1" = 50' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2

OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03: 12.13.2024
SUB 04: 02.11.2025
SUB 05: 04.18.2025

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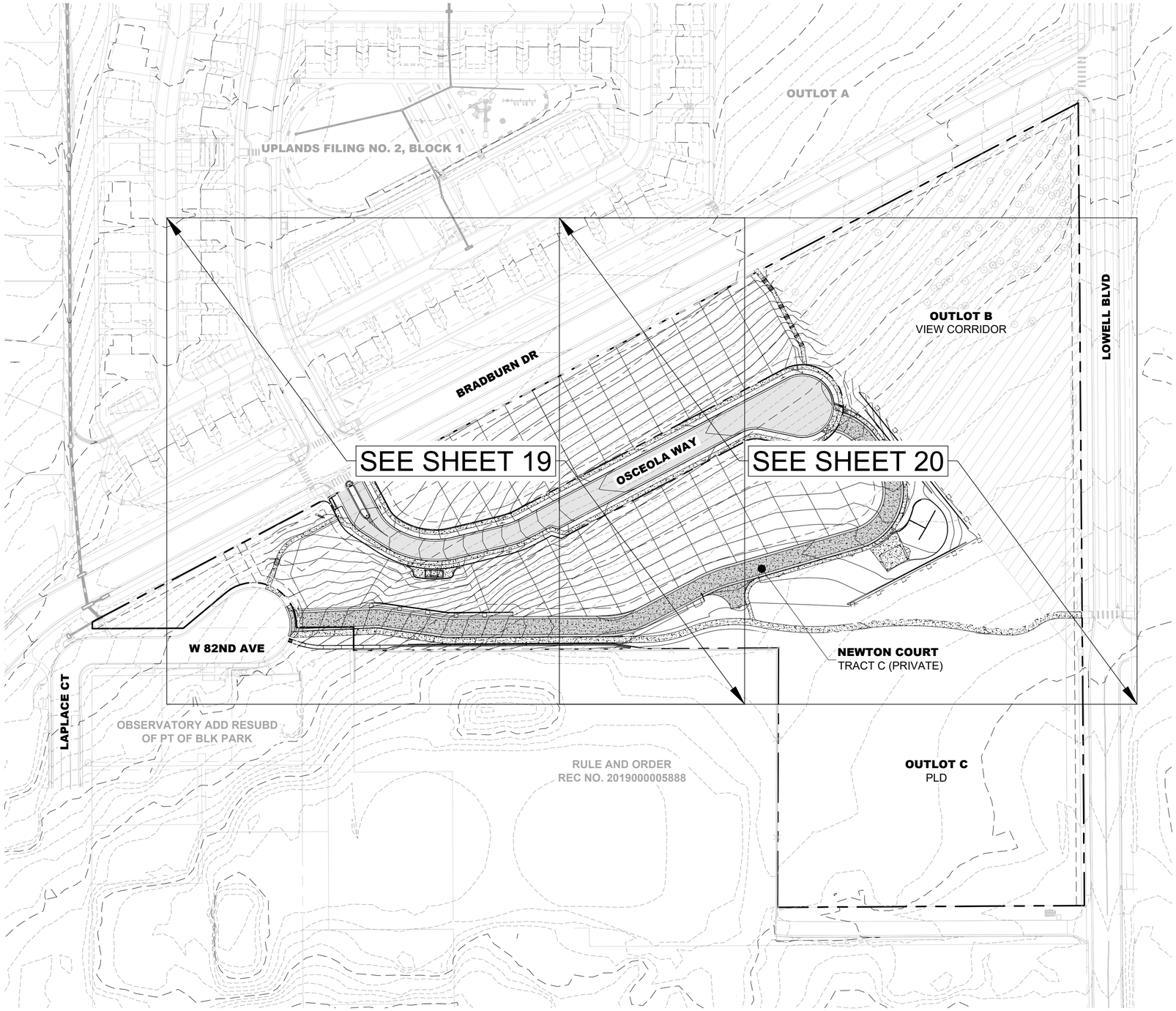
SITE PLAN

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 18 OF 51



0 100' 200'
1" = 100' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

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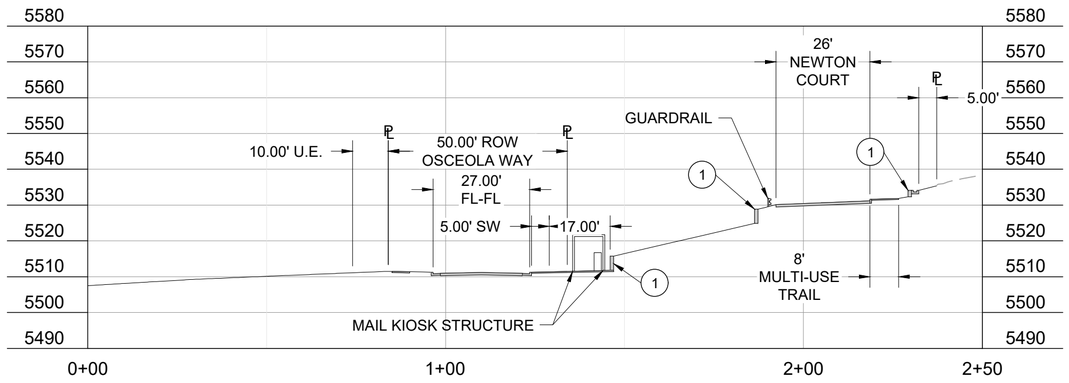
18 OF 51
OVERALL GRADING PLAN

Attachment 2

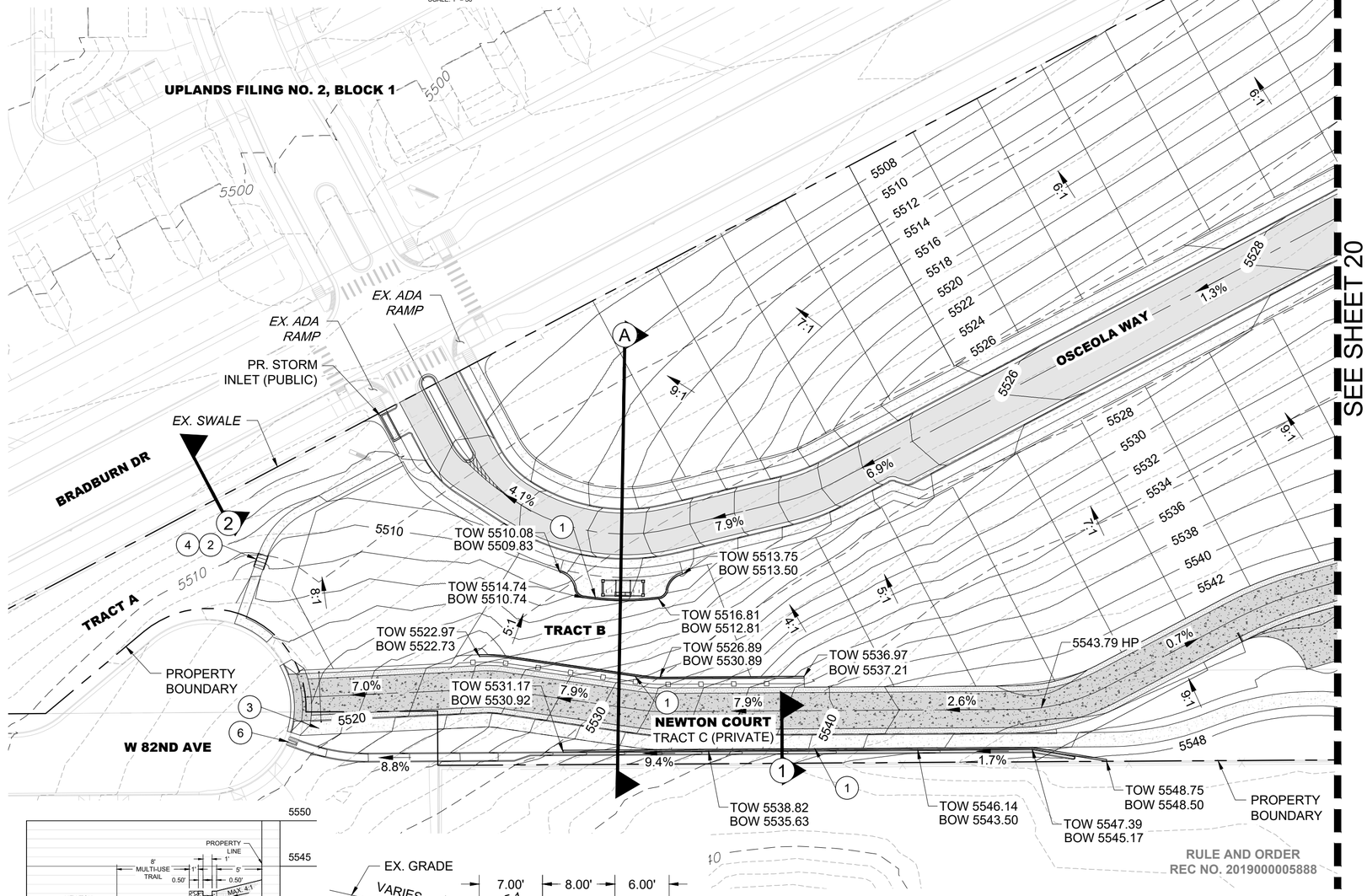
OFFICIAL DEVELOPMENT PLAN

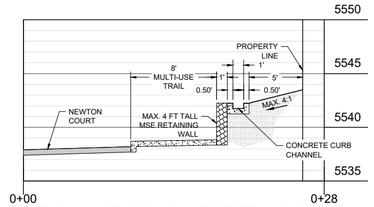
UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 51

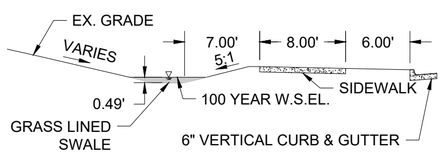


SECTION A - RETAINING WALLS
SCALE: 1" = 30'

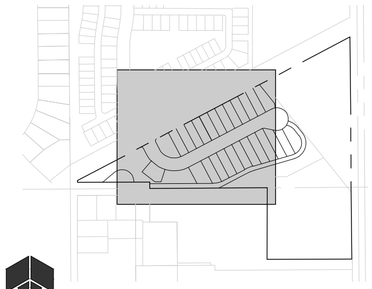




SECTION 1: NEWTON COURT RETAINING WALL
SCALE: 1" = 10'



SECTION 2: SWALE
SCALE: 1" = 10'



KEYMAP

GRADING PLAN NOTES:

1. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% (EXCLUDING RAMPS).
2. THE MAXIMUM LONGITUDINAL SLOPE OF ANY ADA RAMP SHALL BE 8.33%.
3. CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT TO ENSURE ALL SUBGRADE PREPARATION REQUIREMENTS, PAVEMENT RECOMMENDATIONS, MINIMUM SLOPE REQUIREMENTS , AND ALL OTHER APPLICABLE REQUIREMENTS ARE MET.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW
- TOF — TOP OF FOUNDATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET

1. 4 FT MAX. HEIGHT MSE WALL
2. STAIRS
3. SIDEWALK RAMPS
4. HANDRAIL
5. SWALE
6. SIDEWALK CHASE

0 50' 100'
1" = 50' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2 BLOCK 2

OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

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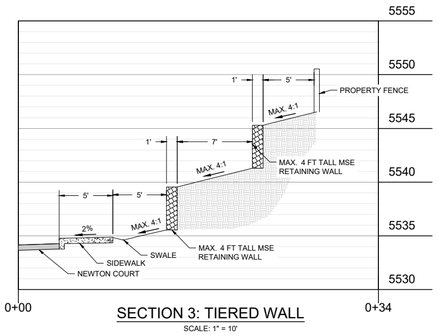
GRADING PLAN

Attachment 2

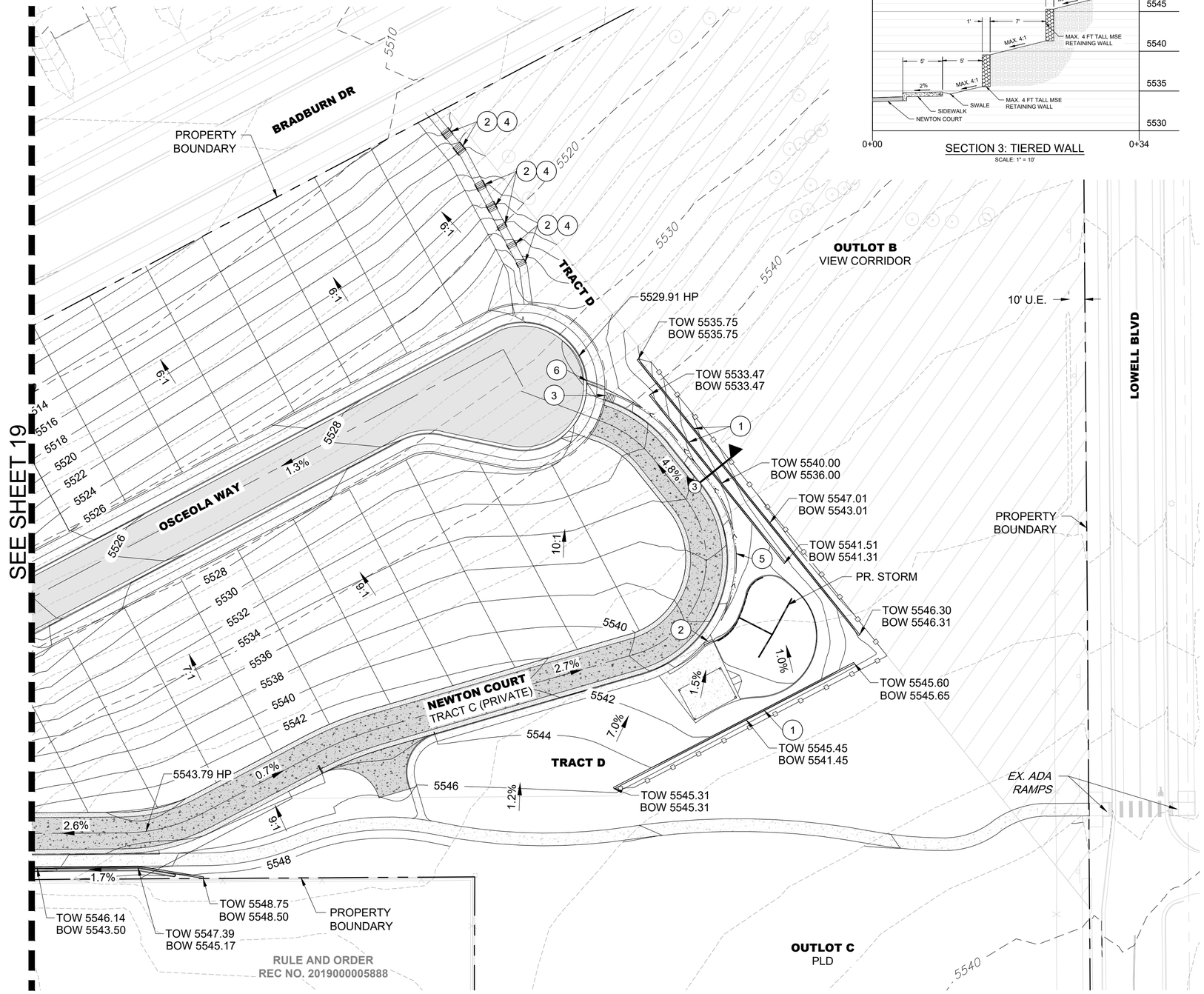
OFFICIAL DEVELOPMENT PLAN

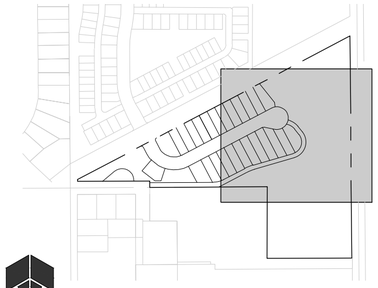
UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 20 OF 51



SECTION 3: TIERED WALL
SCALE: 1" = 10'





KEYMAP

GRADING PLAN NOTES:

1. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5% (EXCLUDING RAMPS).
2. THE MAXIMUM LONGITUDINAL SLOPE OF ANY ADA RAMP SHALL BE 8.33%.
3. CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT TO ENSURE ALL SUBGRADE PREPARATION REQUIREMENTS, PAVEMENT RECOMMENDATIONS, MINIMUM SLOPE REQUIREMENTS , AND ALL OTHER APPLICABLE REQUIREMENTS ARE MET.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- DRAINAGE FLOW ARROW
- TOF — TOP OF FOUNDATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET

1. 4 FT MAX. HEIGHT MSE WALL
2. STAIRS
3. SIDEWALK RAMPS
4. HANDRAIL
5. SWALE
6. SIDEWALK CHASE

0 50' 100.0001'
1" = 50' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03: 12.13.2024
SUB 04: 02.11.2025
SUB 05: 04.18.2025

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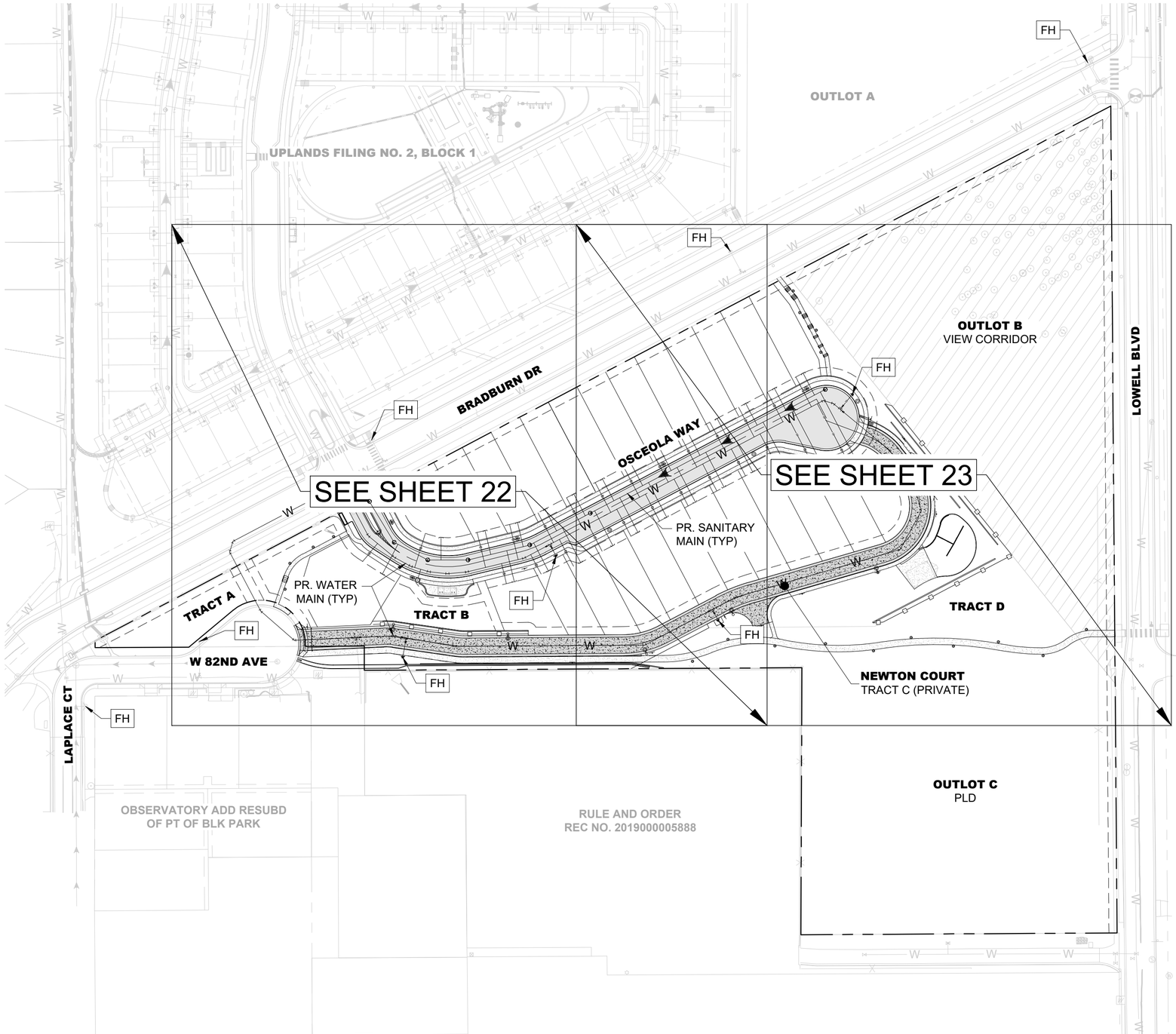
GRADING PLAN

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 21 OF 51



0 100' 200'
1" = 100' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

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WESTMINSTER, COLORADO

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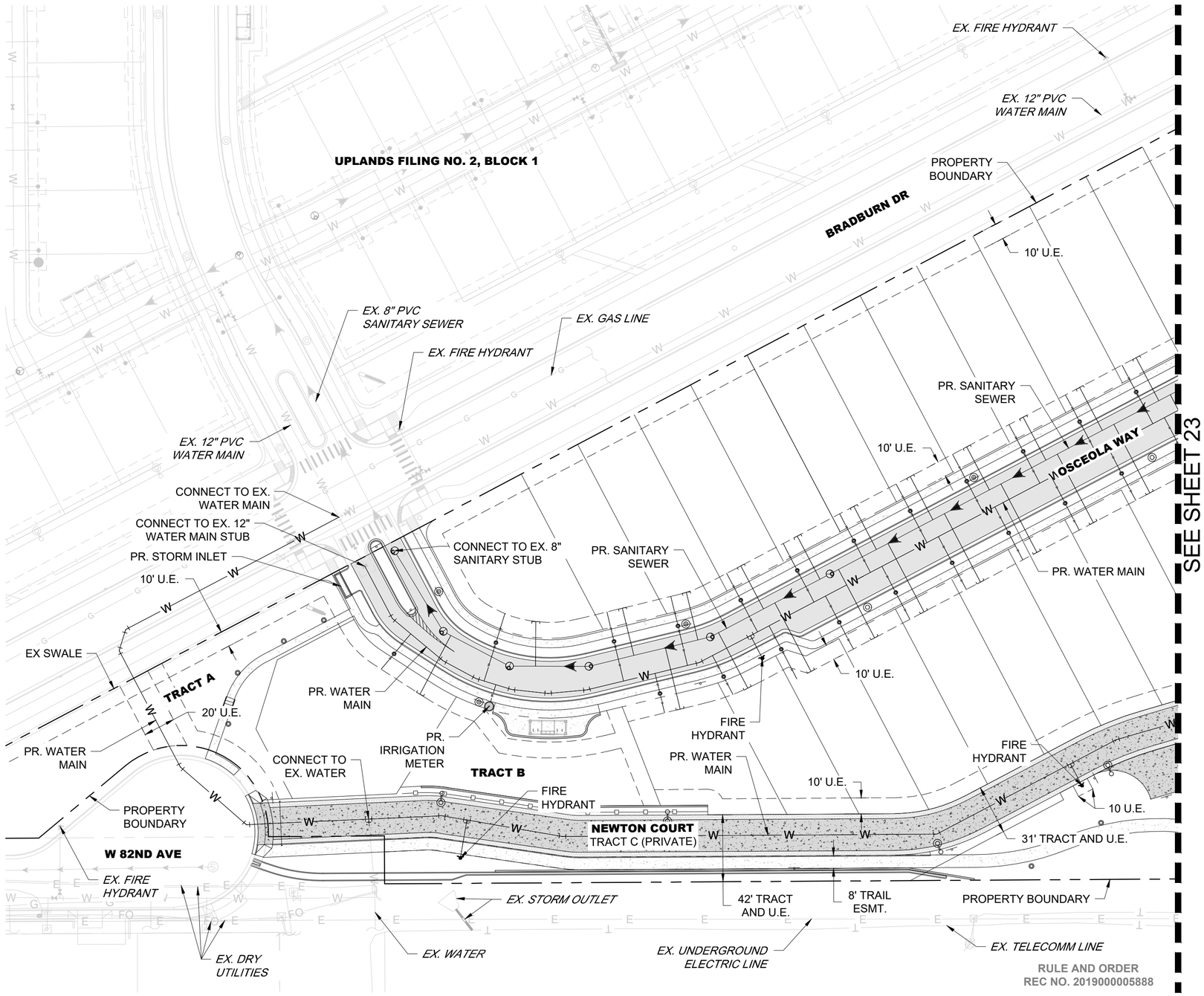
OVERALL UTILITY PLAN

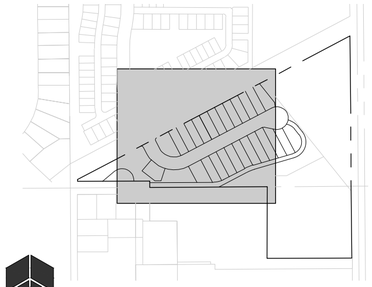
Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 22 OF 51





KEYMAP

UTILITY PLAN LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING TELECOMM
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

0 164.042' 328.0841'
1" = 50' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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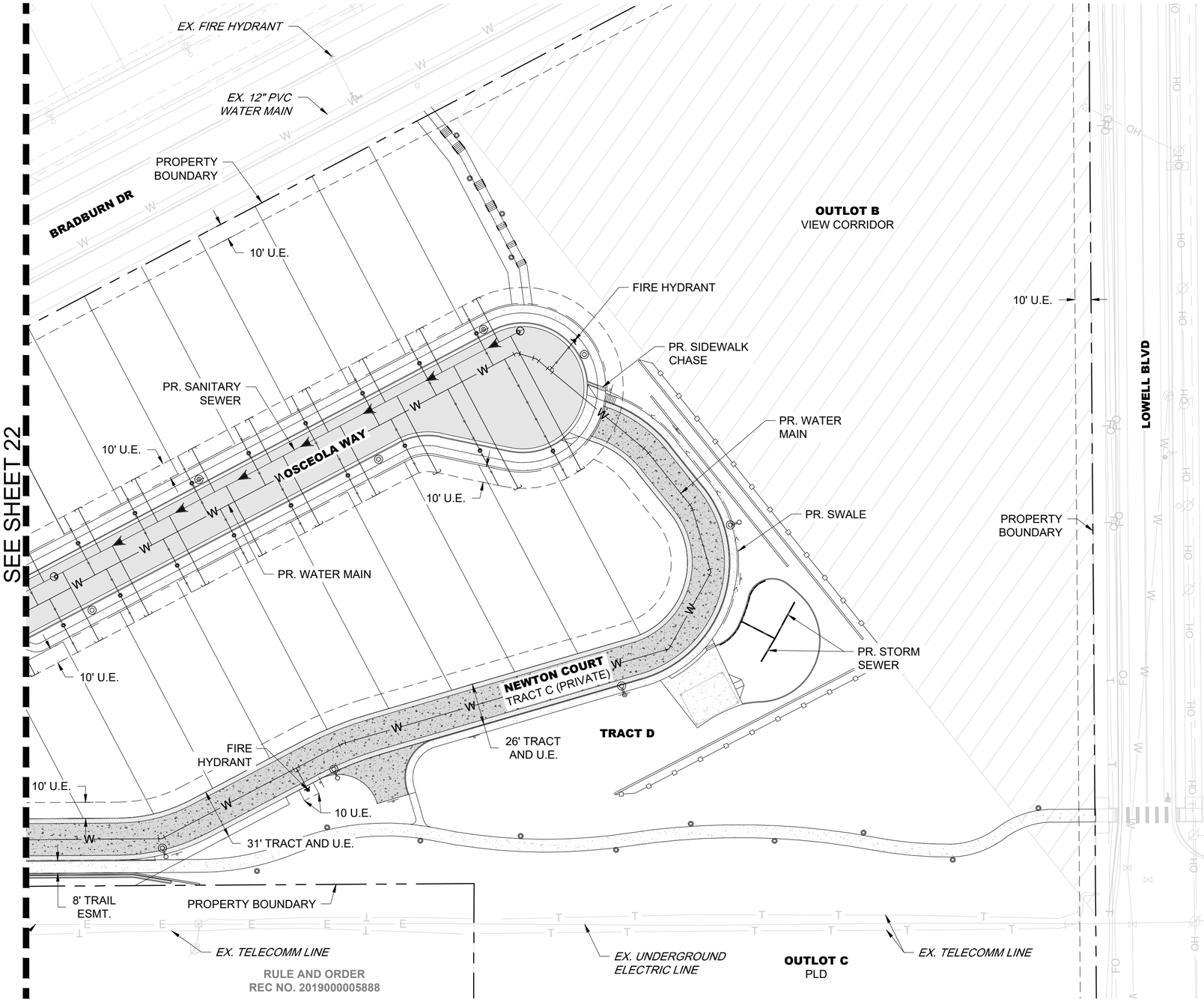
UTILITY PLAN

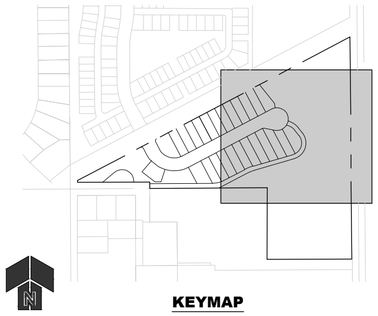
Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 23 OF 51





KEYMAP

UTILITY PLAN LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- G — EXISTING GAS
- E — EXISTING ELECTRIC
- T — EXISTING TELECOMM
- EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

0 50' 100'
1" = 50' (HORIZONTAL)

N

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
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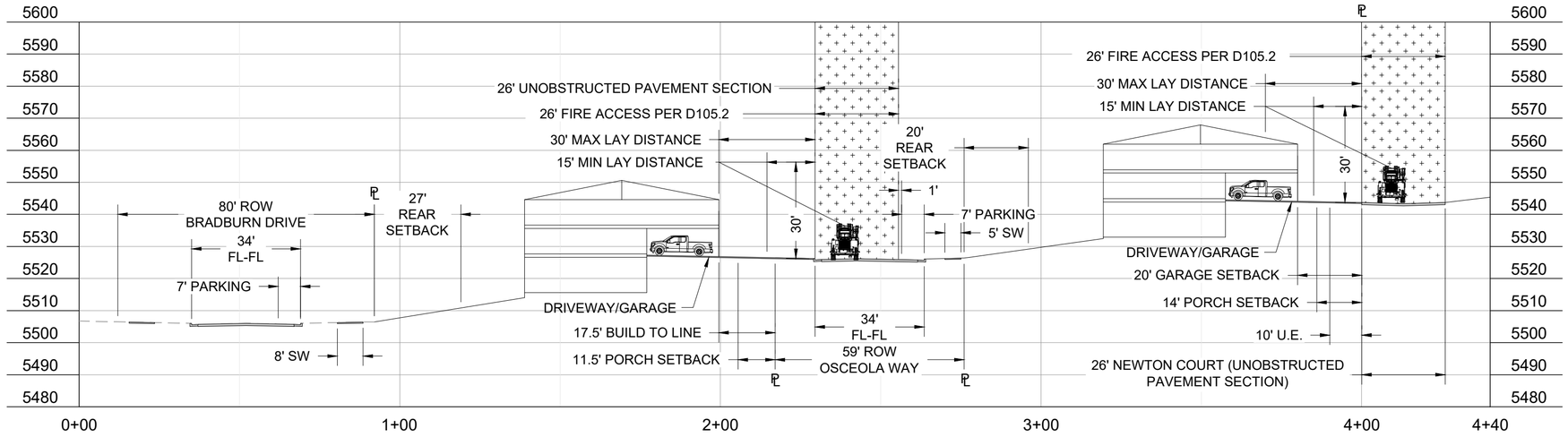
UTILITY PLAN

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

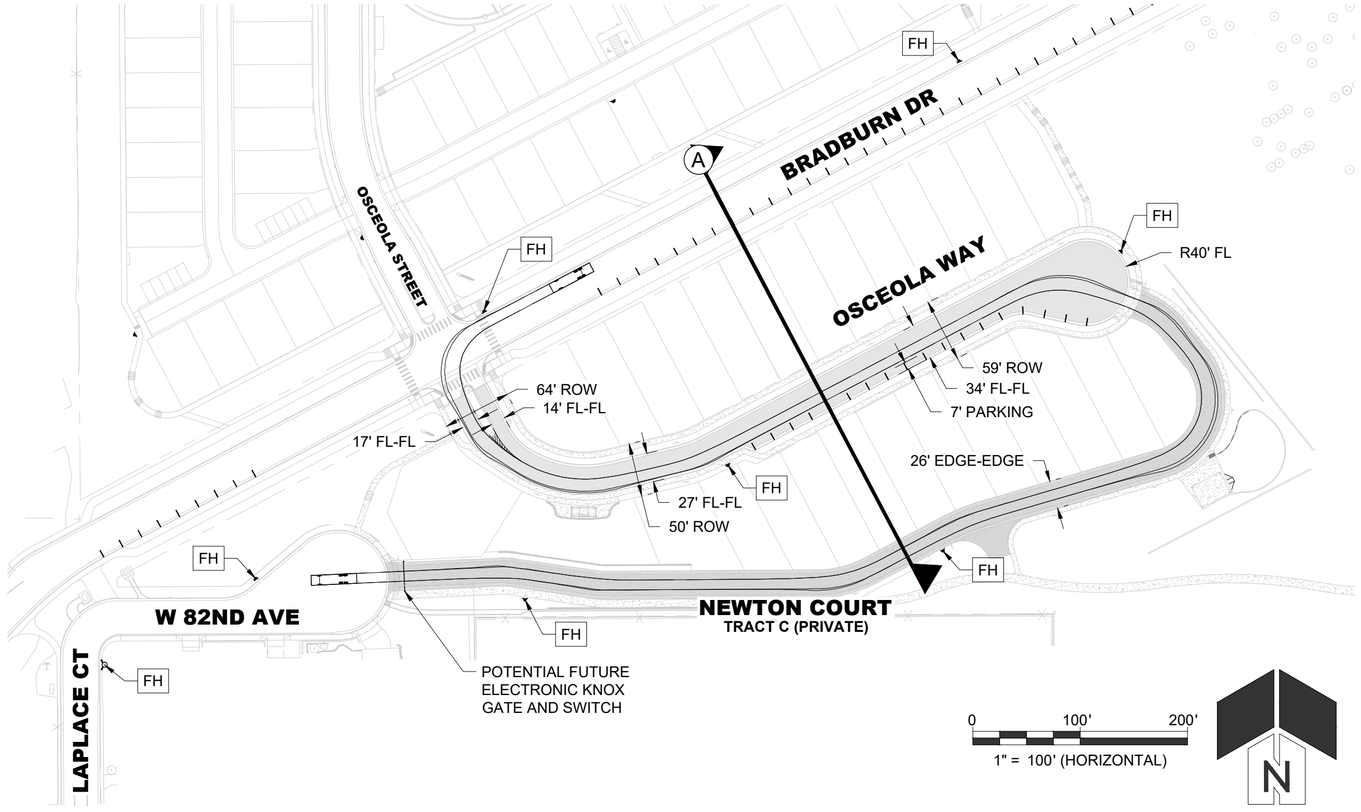
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 24 OF 51



SECTION A - FIRE ACCESS

0 30' 60'

1" = 30' (HORIZONTAL)
1" = 30' (VERTICAL)



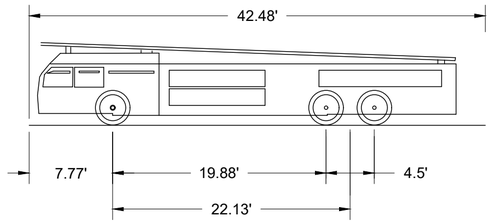
LEGEND

PATHING - WHEELS

PATHING - BODY

BODY OF TRUCK

NOTE: ONCE STREETS ARE CONSTRUCTED, IF WESTMINSTER FIRE DEPARTMENT APPARATUS CANNOT MANEUVER THROUGHOUT REQUIRED FIRE ACCESS RAODS WITHOUT HITTING OBSTRUCTIONS, IT IS THE APPLICANT'S RESPONSIBILITY TO CORRECT THE ROADS TO MEET FIRE DEPARTMENT ACCESS ROAD REQUIREMENTS SET FORTH IN THE INTERNATIONAL FIRE CODE.



Westminster Aerial Fire Truck	
Overall Length	42.479ft
Overall Width	9.243ft
Overall Body Height	7.689ft
Min Body Ground Clearance	0.939ft
Max Track Width	9.243ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	45.167ft

CAGE

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
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WFD - FIRE ACCESS

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 25 OF 51

WESTMINSTER STANDARD STATEMENTS

A. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
B. THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
C. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
D. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
E. ALL SINGLE FAMILY LOTS ARE REQUIRED TO HAVE SOIL AMENDMENT INSTALLED BY THE DEVELOPER IN ALL YARD AREAS NOT COVERED BY HARDSCAPE.
F. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS, EXCEPTING THOSE INSTALLED BY THE SINGLE FAMILY DETACHED HOMEOWNER.
G. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
H. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
I. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL. NO WEED FABRIC IS REQUIRED UNDER WOOD MULCH.
J. FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAT.
K. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN

SITE SPECIFIC LANDSCAPE NOTES

A. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

LANDSCAPE MATERIAL SCHEDULE B(2)

M-01	ROCK MULCH	3/4" BRECKEN GOLD LANDSCAPE ROCK	PIONEER SAND OR APPROVED EQUAL	BRECKEN GOLD	3" DEPTH	N/A	INSTALL 3" DEPTH ABOVE WEED CONTROL FABRIC IN ALL LANDSCAPE BEDS EXLCUDING SURROUNDING PERENNIALS.
M-02	COBBLE MULCH	COBBLE MULCH	PIONEER SAND CO OR APPROVED EQUAL	GLACIER WHITE	2-4"		REFER TO MANUFACTURER`S INSTRUCTIONS FOR INSTALLATION.
M-03	CRUSHER FINES	CRUSHER FINES	PIONEER SAND COMPANY OR APPROVED EQUAL	TAN OR APPROVED EQUAL	LESS THAN 3/8"	1 / LP-502	SEE LANDSCAPE NOTES FOR INSTALLATION DEPTH. INSTALL PER DETAIL
M-05	PLAY SAFETY SURFACING	ENGINEERED WOOD FIBER	RECREATION PLUS, LTD. OR APPROVED EQUAL	NATURAL	SEE PLAN FOR DIMENSIONS	REFER TO MONOLITHIC CONCRETE PLAYGROUND CURB, DETAIL 2 / LP-505	MINIMUM 12" DEPTH OVER WEED CONTROL FABRIC. REFER TO DETAIL
M-06	STEEL EDGING	INTERLOCKING ROLLED TOP EDGER	DURAEDGE OR APPROVED EQUAL	BLACK	4" X 14 GAUGE	3 / LP-502	REFER TO MANUFACTURER`S INSTRUCTIONS FOR INSTALLATION. SEE DETAIL.
M-07	RETAINING WALL STONE	AB ASHLAR PATTERN WITH CAP	ALLAN BLOCK OR APPROVED EQUAL	TAN BLEND	8" H X 12" D X 18" L	REFER TO CIVIL SHEETS FOR DETAIL	REFER TO MANUFACTURER`S INSTRUCTIONS FOR INSTALLATION
M-12	LANDSCAPE BOULDER - SIZE B	LANDSCAPE BOULDER	LOCAL SUPPLIER OR APPROVED EQUAL	SANDSTONE	REFER TO DETAIL FOR SIZING INFORMATION	1 / LP-515	REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS
M-13	LANDSCAPE BOULDER - SIZE C	LANDSCAPE BOULDER	LOCAL SUPPLIER OR APPROVED EQUAL	SANDSTONE	REFER TO DETAIL FOR SIZING INFORMATION	1 / LP-515	SEE DETAIL FOR INSTALLATION INSTRUCTIONS
M-15	WOOD MULCH	GORILLA HAIR CEDAR WOOD MULCH	PIONEER SAND OR APPROVED EQUAL	GORILLA HAIR CEDAR MULCH	3" DEPTH	N/A	MINIMUM 3" DEPTH, NO WEED CONTROL FABRIC REQUIRED.
M-17	SEATING BOULDER SIZE B	LANDSCAPE BOULDER	LOCAL SUPPLIER OR APPROVED EQUAL	SANDSTONE	REFER TO DETAIL 1/SHEET 74		SEE PLAN FOR LOCATION
M-21	ENHANCED STREET PAVEMENT 1		COLORADO HARDSCAPES OR APPROVED EQUAL	STANDARD GREY / SANDSCAPE FINISH	SEE PLAN	N/A	4" MIN. DEPTH
M-22	ENHANCED STREET PAVEMENT 2		COLORADO HARDSCAPES OR APPROVED EQUAL	SOUTHERN BRUSH	SEE PLAN		4" MIN. DEPTH

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS
SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 26 OF 51

PA-B(2)

		LANDSCAPE AREA (ROW EXCLUDED) * (71,443 SF = 32.07%)			RIGHT-OF-WAY LANDSCAPE AREA (20,019 SF)			TOTAL COMMON AREA LANDSCAPE (COMMON AREA AND RIGHT-OF-WAY LANDSCAPE) (ON-LOT EXCLUDED)		
		LANDSCAPE RATIO	# REQUIRED	#PROVIDED	LANDSCAPE RATIO	# REQUIRED	#PROVIDED	LANDSCAPE RATIO	# REQUIRED	#PROVIDED
COMMON AREA LANDSCAPE (52,881) SF	TREES	1 / 550 SF	96	102	1 / 500 SF	40	67	1 / 550 SF	136	169
	SHRUBS	3 / 550 SF	288	449	3 / 550 SF	109	326	3 / 550 SF	397	775
ON-LOT LANDSCAPE (26 LOTS)	TREES	1 PER LOT	26	26**						
	SHRUBS	10 PER LOT	260	260**						
TOTAL LANDSCAPE AREA (ROW EXCLUDED)*	TREES	1 / 550 SF	122	128**						
	SHRUBS	3 / 550 SF	548	709**						

PUBLICLY ACCESSIBLE PRIVATE PARK (20,112 SF = 7.6%) (12,125 SF LANDSCAPE AREA)		
LANDSCAPE RATIO	# REQUIRED	#PROVIDED
1 / 550 SF	22	25
3 / 550 SF	66	151

NOTES:

1) *EXCLUDES PLD AND VIEW CORRIDOR AREAS, INCLUDES ON LOT FRONT YARD LANDSCAPE, PARK AND ALL NON-ROW LANDSCAPE AREA.
2) **INCLUDES REQUIRED 1 TREE AND 10 SHRUBS FOR ALL FRONT YARD LANDSCAPES. FINAL FRONT YARD DESIGNS WILL VARY BASED ON FINAL PRODUCT CONFIGURATION. LOT TYPICALS HAVE BEEN PROVIDED FOR REFERENCE.
3) PROVIDED PLANT MATERIAL MEETS REQUIREMENTS FOR TOTAL COMMON AREA LANDSCAPE
4) ROCK MULCH AS SPECIFIED IN MATERIAL SCHEDULE WILL BE THE PRIMARY GROUNDCOVER EXCEPT WHERE WOOD MULCH IS SHOWN.
5) ALL LANDSCAPING SHOWN IN THE ROW, INCLUDING THE ROW ADJACENT TO THE PLD, SHALL BE MAINTAINED BY THE HOA.

PA-B(2)

LANDSCAPE WATER BUDGET				
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)	
HIGH	8.6	6,263	X 18 GAL =	112,734
MEDIUM	25.4	18,550	X 10 GAL =	185,500
LOW	66.0	48,087	X 3 GAL =	144,261
TOTAL ALL HYDROZONES:	100	72,900	TOTAL GAL:	442,495
TOTAL GAL / TOTAL LANDSCAPED AREA =			6.1	GAL / SF
MEDIUM (PRIVATELY IRRIGATED AREA)*	100%	18,562	X 10 GAL =	185,620

NOTE:
*PLEASE REFERENCE LANDSCAPE TYPICALS ON SHEETS 9-11 FOR MORE INFORMATION ON PRIVATELY IRRIGATED AREAS.

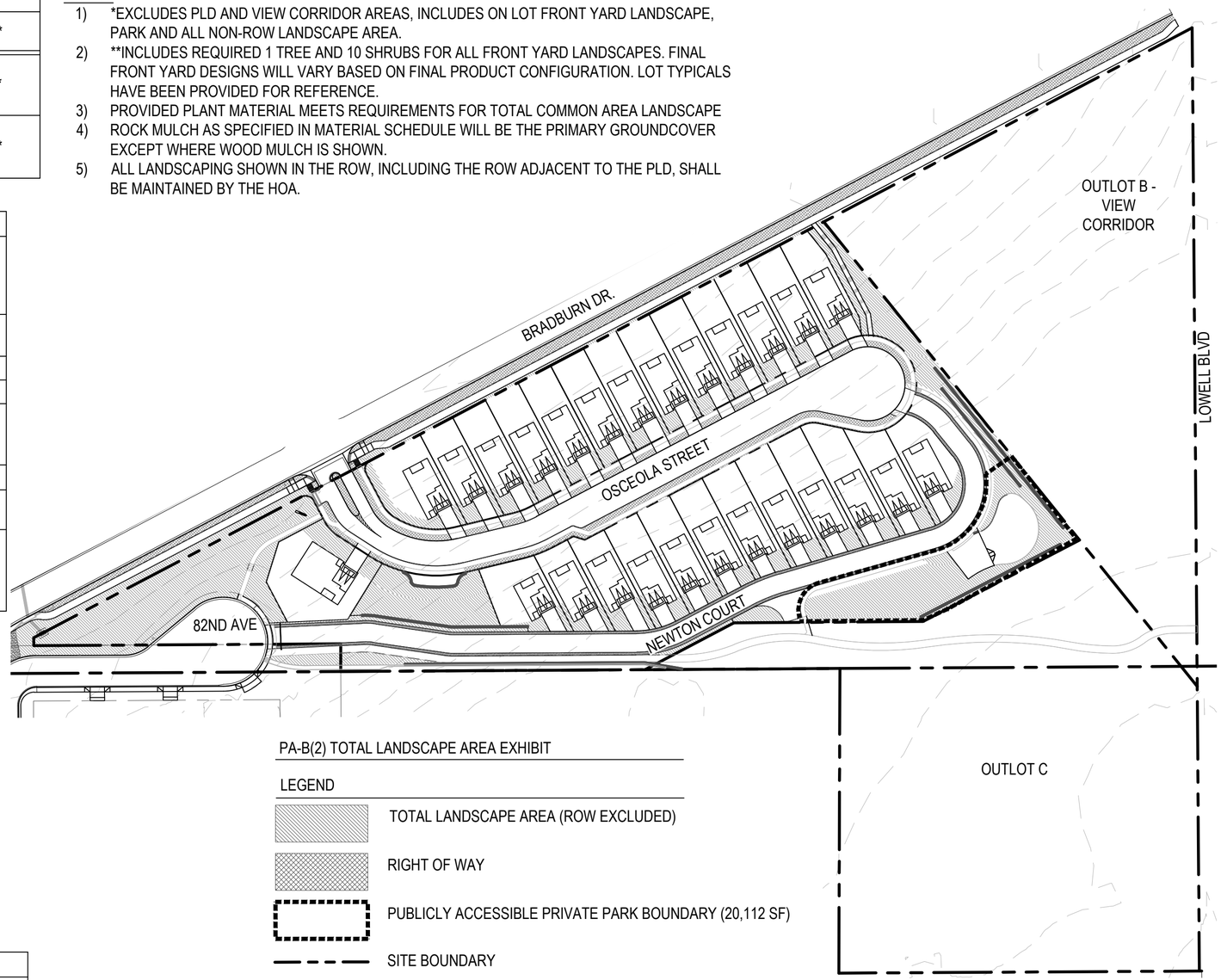
PA-B(2)

LANDSCAPE QUANTITIES: HIGH WATER TURF AREA		
TOTAL LANDSCAPE AREA	MAX HIGH WATER TURF AREA (LESS THAN 20%)	PROVIDED HIGH WATER TURF AREA
91,462 SF	18,292 SF	6,263 SF (6.8%)

PA-B(2)

SOIL AMENDMENT REQUIRED				
PRIVATE LANDSCAPE AREA *	71,443	X 5 YDS/1000 SF =	357	CU. YDS.
RIGHT-OF-WAY AREA	20,019	X 5 YDS/1000 SF =	100	CU. YDS.
TOTAL: 91,462			457	CU. YDS.

NOTE:
* EXCLUDES PLD AND VIEW CORRIDOR



PA-B(2) TOTAL LANDSCAPE AREA EXHIBIT

LEGEND

- TOTAL LANDSCAPE AREA (ROW EXCLUDED)
- RIGHT OF WAY
- PUBLICLY ACCESSIBLE PRIVATE PARK BOUNDARY (20,112 SF)
- SITE BOUNDARY

NORTH

0 50 100 200
SCALE 1" = 100'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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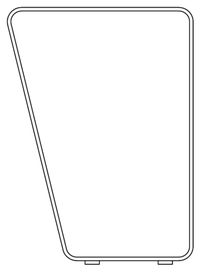
26 OF 51
LANDSCAPE SCHEDULES

OFFICIAL DEVELOPMENT PLAN

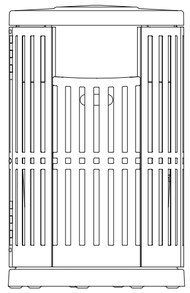
UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 27 OF 51

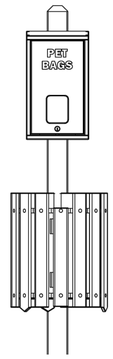
SITE AMENITY SCHEDULE



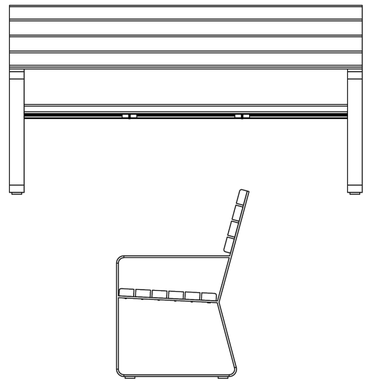
S-01 DESCRIPTION: BIKE RACK
MANUFACTURER: SITE PIECES
MODEL: MONOLINE DUO BIKE RACK OR APPROVED EQUAL
COLOR / FINISH: CAMPFIRE EMBERS POWDER COAT
NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.



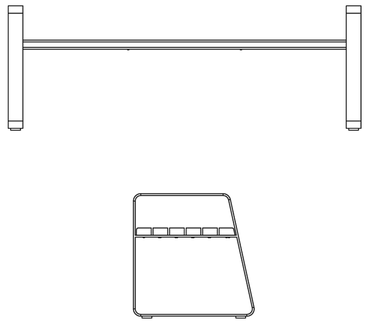
S-02 DESCRIPTION: LITTER RECEPTACLE
MANUFACTURER: LANDSCAPE FORMS
MODEL: CHASE PARK LITTER SINGLE USE UNIT WITH SIDE OPENING OR APPROVED EQUAL
COLOR / FINISH: LOLL NAVY BLUE POWDER COAT
NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.



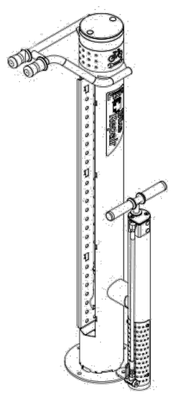
S-03 DESCRIPTION: PET WASTE STATION
MANUFACTURER: BARCOPRODUCTS.COM
MODEL: HEADER BAG PET WASTE STATION 5 GALLON OR APPROVED EQUAL
COLOR / FINISH: BROWN OR APPROVED EQUAL
NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS, OR WITH A FOOTER WHERE INSTALLED IN PLANTING BEDS.



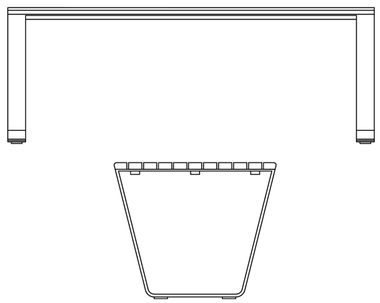
S-05 DESCRIPTION: BENCH - BACKED
MANUFACTURER: SITE PIECES
MODEL: MONOLINE BACKED BENCH OR APPROVED EQUAL
PRODUCT: ML - BENCH - 72
COLOR / FINISH: THERMALLY MODIFIED ASH WOODEN SLATS / MIDNIGHT POWDER COAT FRAME FINISH
NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS, EXCEPT WHERE LOCATED IN CRUSHER FINES REFER TO DETAIL 3 ON SHEET LP507.



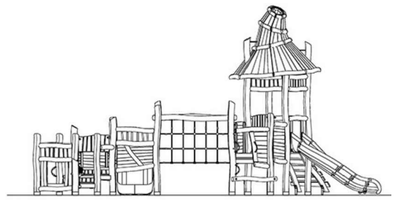
S-06 DESCRIPTION: BACKLESS BENCH
MANUFACTURER: SITE PIECES
MODEL: MONOLINE FLAT BENCH
PRODUCT NUMBER: ML-FLAT-72 OR APPROVED EQUAL
COLOR / FINISH: THERMALLY MODIFIED ASH WOODEN SLATS / MIDNIGHT POWDER COAT FINISH
NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.



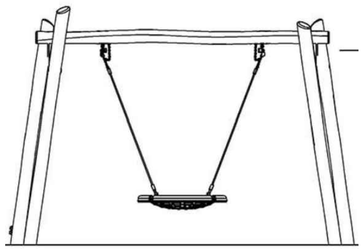
S-07 DESCRIPTION: BIKE REPAIR STAND
MANUFACTURER: THE PARK CATALOG
MODEL: BIKE REPAIR STAND WITH AIR PUMP OR APPROVED EQUAL
COLOR / FINISH: POWDERCOATED BLACK
NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.



S-08 DESCRIPTION: FARM TABLE
MANUFACTURER: SITE PIECES
MODEL: ML-CMT-82 MONOLINE COMMUNITY TABLE OR APPROVED EQUAL
COLOR / FINISH: THERMALLY MODIFIED ASH WOODEN SLATS / MIDNIGHT POWDER COAT FINISH
NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.



S-45 DESCRIPTION: PLAY STRUCTURE - SPELLBOUND SHACK
MANUFACTURER: KOMPAN
MODEL: NRC200201
COLOR / FINISH: ROBINIA UNT. WOOD OR APPROVED EQUAL. STAINLESS SLIDE.
SIZE: 28'1"X21'2"X15'2"
NOTES: REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. AGES 2-5.



S-46 DESCRIPTION: PLAY STRUCTURE - BIRDS NEST SWING
MANUFACTURER: KOMPAN
MODEL: NRO911
COLOR / FINISH: ROBINIA UNT. WOOD OR APPROVED EQUAL
SIZE: 13'7"X6'9"X9'4"
NOTES: REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. AGES 2-12.

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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

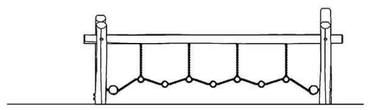
REVISIONS
SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
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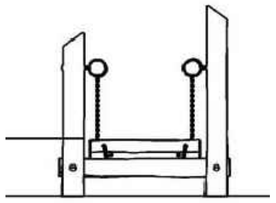
OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 28 OF 51

SITE AMENITY SCHEDULE







S-48 DESCRIPTION: WOBBLE BRIDGE
MANUFACTURER: KOMPAN
MODEL: NRO120
COLOR / FINISH: ROBINA UNT. WOOD OR APPROVED EQUAL
SIZE/ DIMENSIONS: 5'1"X5'1"X2'8"
NOTES: REFER TO MANUFACTURERS INSTRUCTIONS FOR INSTALLATION- AGES 5-12

S-49 DESCRIPTION: CAROUSEL WITH SEATS
MANUFACTURER: KOMPAN
MODEL: NRO810
COLOR / FINISH: ROBINA UNT. WOOD OR APPROVED EQUAL
SIZE/ DIMENSIONS: 12'6"X4'1"X4'7"
NOTES: REFER TO MANUFACTURERS INSTRUCTIONS FOR INSTALLATION- AGES 5-12

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DATE: 04.18.2025

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WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 29 OF 51

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS TREES								
AC SE	12	ACER NEGUNDO `SENSATION`	SENSATION BOX ELDER MAPLE	B & B	3" CAL.	LOW	25`-30`	20`-25`
CE OC	17	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	LOW	50`-60`	30`-40`
GY DI	15	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	3" CAL.	LOW	40`-50`	30`-40`
KO PA	16	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2" CAL.	LOW	25`-30`	25`-30`
QU MA	17	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL.	LOW	50`-60`	40`-60`
UL LT	14	ULMUS 'MORTON' ACCOLADE	ACCOLADE ELM	B & B	2" CAL.	LOW	40`-50`	30`-40`
UL AL	5	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	B & B	2" CAL.	MOD	40`-50`	30`-40`
EVERGREEN TREES								
JN ME	10	JUNIPERUS SCOPULORUM `MEDORA`	MEDORA JUNIPER	B & B	6` HEIGHT	LOW	15`-20`	4`-6`
JN ME	16	JUNIPERUS SCOPULORUM `MEDORA`	MEDORA JUNIPER	B & B	8` HT.	LOW	15`-20`	4`-6`
PI FL	26	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6` HEIGHT	LOW	15`-20`	8`-10`
ORNAMENTAL TREES								
AC HW	3	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	B & B	2" CAL.	LOW	20`-25`	15`-20`
MA SS	4	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2" CAL.	MOD	20`-25`	20`-25`
PR CH	11	PRUNUS X VIRGINIANA `P002`	SUCKER PUNCH CANADA CHOKECHERRY	B & B	2" CAL.	LOW	25`-30`	15`-20`
PY CA	3	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	2" CAL.	LOW	25`-30`	15`-20`
DECIDUOUS SHRUBS								
CA BM	88	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	#5	LOW	3`-4`	2`-3`
CH NN	77	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	LOW	2`-3`	2`-3`
CH VI	16	CHRYSOTHAMNUS VISCIDIFLORUS	YELLOW RABBITBRUSH	CONT.	#5	LOW	3`-4`	3`-4`
ER AI	29	ERICAMERIA NAUSEOSA NAUSEOSA	BABY BLUE RABBITBRUSH	CONT.	#5	LOW	2`-3`	2`-3`
ER NA	21	ERICAMERIA NAUSEOSA SPECIOSA	TALL BLUE RABBITBRUSH	CONT.	#5	LOW	5`-6`	4`-5`
PE AT	82	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5	LOW	3`-4`	3`-4`
PE LS	24	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	LOW	2`-3`	2`-3`
PH SE	62	PHYSOCARPUS OPULIFOLIUS `SEWARD` TM	SEWARD NINEBARK	CONT.	#5	MOD	4`-5`	3`-4`
PO DR	34	POTENTILLA FRUTICOSA `GOLD DROP`	GOLD DROP BUSH CINQUEFOIL	CONT.	#5	LOW	2`-3`	2`-3`
PO MC	115	POTENTILLA FRUTICOSA `MCKAY`S WHITE`	MCKAY`S WHITE BUSH CINQUEFOIL	CONT.	#5	LOW	2`-3`	2`-3`
PR PB	45	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	CONT.	#5	LOW	1`-2`	5`-6`
RH AU	11	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5	LOW	1`-2`	7`-8`
RI OD	8	RIBES ODORATUM	GOLDEN CURRANT	CONT.	#5	LOW	5`-6`	5`-6`
RO DO	26	ROSA X `DOUBLE KNOCKOUT`	DOUBLE KNOCKOUT ROSE	CONT.	#5	MOD	3`-4`	3`-4`
RO FL	52	ROSA X `FLOWER CARPET CORAL`	CORAL FLOWER CARPET ROSE	CONT.	#5	LOW	2`-3`	3`-4`
SY MI	31	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	#5	LOW	4`-5`	4`-5`
EVERGREEN SHRUBS								
AR CH	22	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	CHIEFTAIN MANZANITA	CONT.	#5	LOW	3`-4`	5`-6`
AR PA	8	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW	1`-2`	4`-5`
JU BR	12	JUNIPERUS SABINA `BROADMOOR`	BROADMOOR JUNIPER	CONT.	#5	LOW	1`-2`	7`-8`
JU CC	12	JUNIPERUS SABINA `CALGARY CARPET` TM	CALGARY CARPET JUNIPER	CONT.	#5	LOW	1`-2`	7`-8`
ORNAMENTAL GRASSES								
AN WI	54	ANDROPOGON GERARDII `WINDWALKER`	WINDWALKER BIG BLUE STEM	CONT.	#1	LOW	5`-6`	2`-3`
BO BA	446	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	LOW	1`-2`	1`-2`
CA KF	230	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4`-5`	2`-3`
CO SE	7	CORTADERIA SELLOANA	PAMPAS GRASS	CONT.	#1	LOW	9`-12`	5`-6`
EI RA	24	ERIANTHUS RAVENNAE	RAVENNA GRASS	CONT.	#1	LOW	9`-12`	3`-4`
HE SE	87	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1	LOW	2`-3`	1`-2`
MI ML	80	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	CONT.	#1	MOD	4`-5`	2`-3`
PA SH	75	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	#1	LOW	3`-4`	2`-3`
PN SH	29	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONT.	#1	LOW	3`-4`	2`-3`
PE OR	56	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	CONT.	#1	LOW	2`-3`	1`-2`
SC SC	206	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW	3`-4`	2`-3`
PERENNIALS								
AC MO	33	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1	LOW	2`-3`	1`-2`
CO MO	44	COREOPSIS VERTICILLATA `MOONBEAM`	MOONBEAM COREOPSIS	CONT.	#1	LOW	1`-2`	1`-2`
LY NU	13	LYSIMACHIA NUMMULARIA	CREEPING JENNY	CONT.	#1	MOD	<1`	1`-2`
NE WL	78	NEPETA X `WALKER`S LOW`	WALKER`S LOW CATMINT	CONT.	#1	LOW	2`-3`	2`-3`
RU FU	12	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1	LOW	2`-3`	1`-2`

NOTE:
20% MIN SHADE TREES ARE INCREASED TO 3" CAL AND 20% MIN OF EVERGREEN TREES ARE INCREASED TO 8' HEIGHT.

NATIVE SEED: NATIVE PRAIRIE MIX BY PAWNEE BUTTES SEED, INC.

COMMON NAME	% OF MIX	PLS/ACRE
WESTERN WHEATGRASS	20%	3.00
BLUE GRAMA	29%	4.35
BUFFALOGRASS	25%	3.75
SAND DROPSEED	1%	0.15
SIDEOATS GRAMA	20%	3.00
GREEN NEEDLEGRASS	5%	0.75
	TOTAL 100%	15.00 PLS/ACRE

*IF BROADCAST METHOD IS USED, RATES SHALL BE DOUBLED

IRRIGATED TURF - SOD: VorTEX TEXAS HYBRID BLEND BY KORBY SOD, LLC

VorTEX TEXAS HYBRID BLUEGRASS BLEND

NATIVE GRASS - SOD: NATURE'S PRAIRIE TURF™ BY TURF MASTER SOD, LLC OR APPROVED EQUAL

NATURE'S PRAIRIE TURF BLEND™

NOTE:
1. NATURES PRAIRIE TURFGRASS IS TO BE MAINTAINED TO A MAX HEIGHT OF 6" WITHIN TREE LAWNS AS WELL AS A 3' STRIP ALONG ALL SIDEWALKS. ALL OTHER INSTANCES OF NATURES PRAIRIE SOD SHALL BE ALLOWED TO GROW TO A MATURE HEIGHT OF APPROXIMATELY 12".
2. PLANT SCHEDULE DOES NOT INCLUDE ON LOT PLANTING

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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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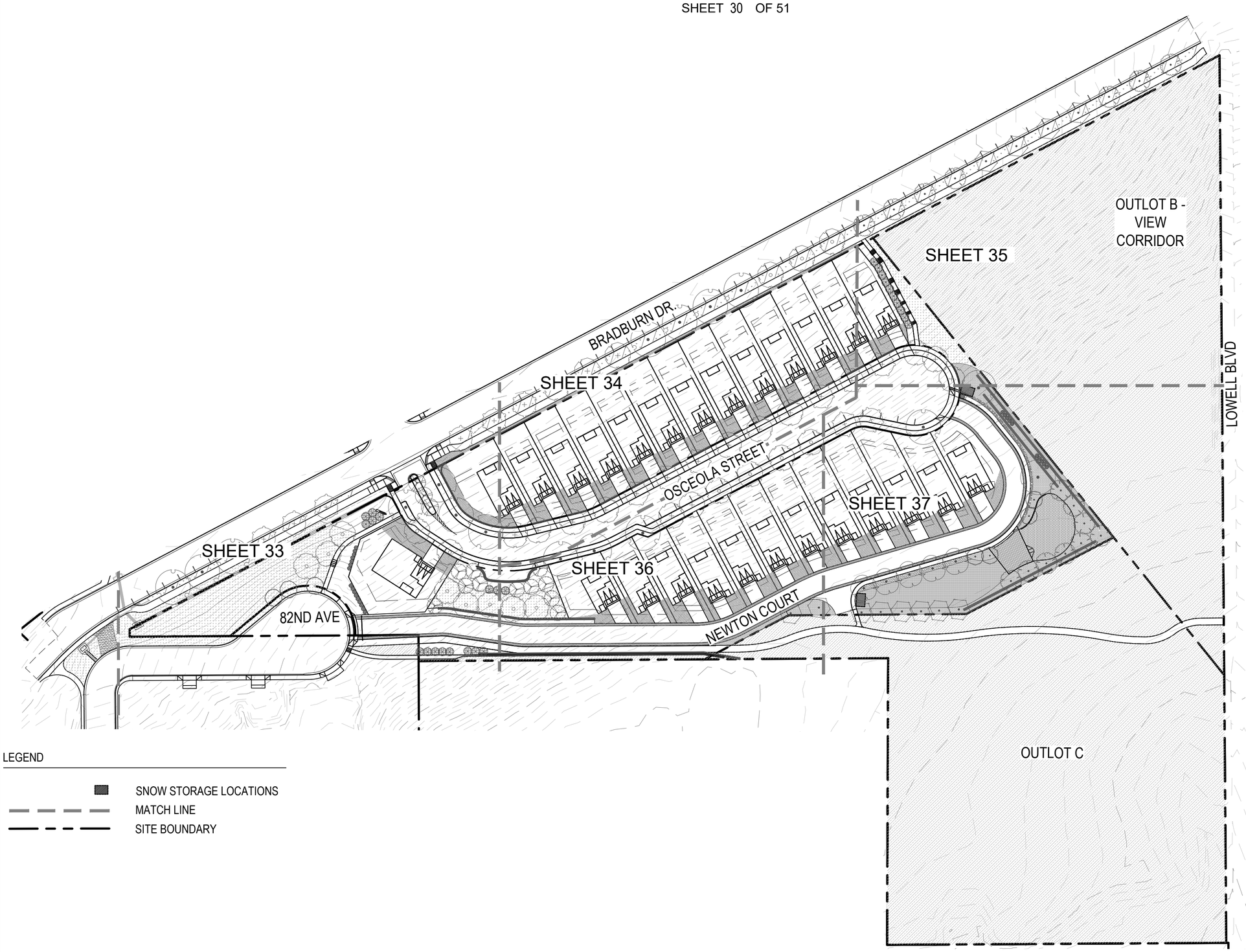
29 OF 51
LANDSCAPE SCHEDULE

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 30 OF 51



LEGEND

- SNOW STORAGE LOCATIONS
- MATCH LINE
- SITE BOUNDARY

NOTE:
1. ROCK MULCH AS SPECIFIED IN MATERIAL SCHEDULE WILL BE THE PRIMARY GROUNDCOVER EXCEPT WHERE SHOWN. ALL LANDSCAPING SHOWN IN THE ROW, INCLUDING THE ROW ADJACENT TO THE PLD, SHALL BE MAINTAINED BY THE HOA.

NORTH

0 40 80 160
SCALE 1" = 80'

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UPLANDS

DATE: 04.18.2025

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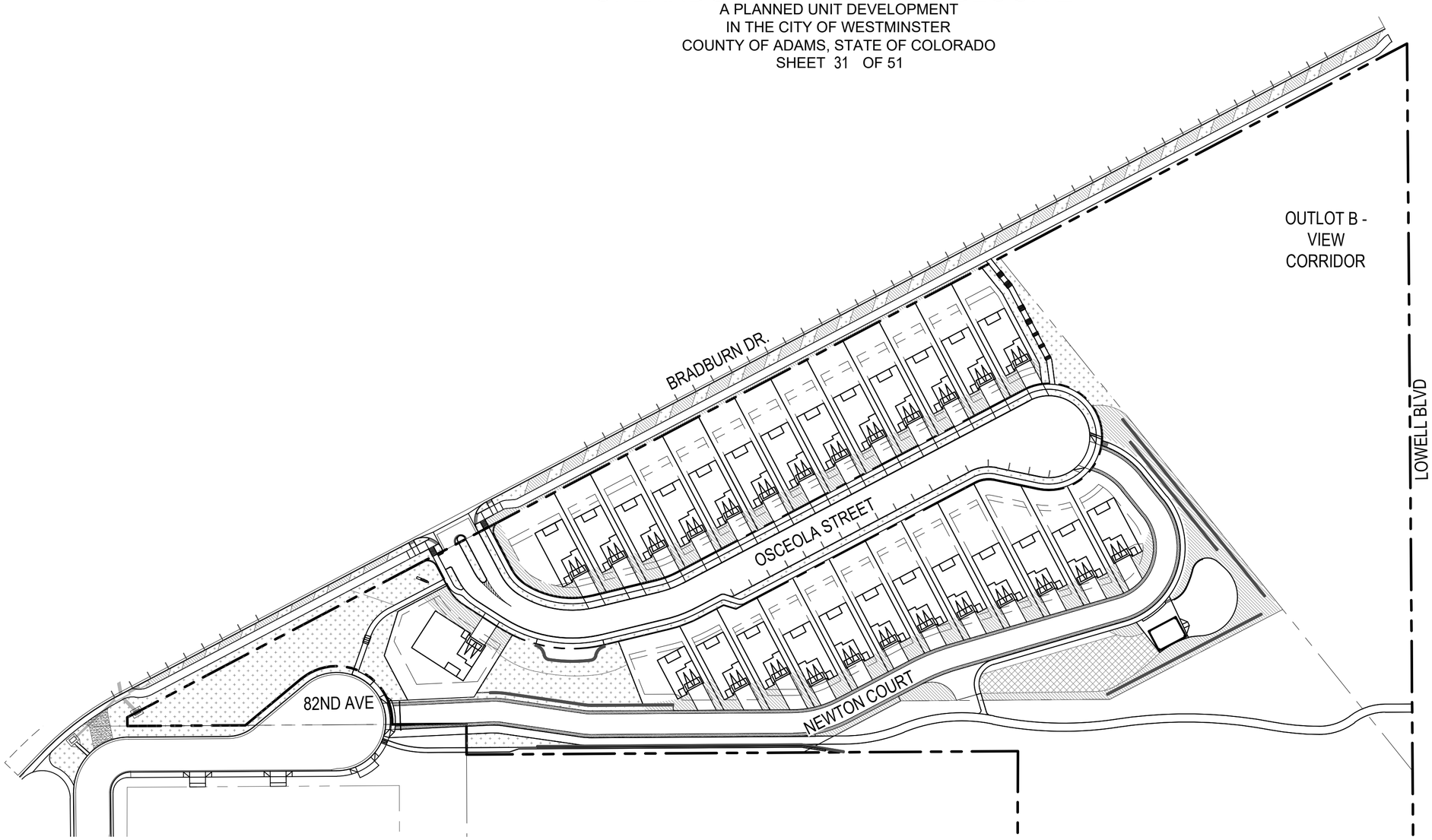
- SUB 02: 09.11.2024
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30 OF 51
OVERALL
LANDSCAPE PLAN

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 31 OF 51



LEGEND

- LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE
- SITE BOUNDARY

NOTES:
1. THE AVERAGE GALLONS PER SQUARE FOOT CANNOT EXCEED 15 GALLONS PER SQUARE FOOT.
2. TOTAL LANDSCAPE AREA EXCLUDES SFD HOMES.
3. ALL IRRIGATION USES A POTABLE WATER SOURCE.
4. ROCK MULCH AS SPECIFIED IN MATERIAL SCHEDULE SHALL BE USED UNDER ALL SHRUBS, TREES, PERENNIALS, AND GRASSES EXCEPT WHERE SHOWN AS WOOD MULCH.
5. HOSE BIBS WILL BE PROVIDED FOR INDIVIDUAL HOMEOWNER USE ON ALL SFD.

PA-B(2)

LANDSCAPE WATER BUDGET				
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)	
HIGH	8.6	6,263	X 18 GAL =	112,734
MEDIUM	25.4	18,550	X 10 GAL =	185,500
LOW	66.0	48,087	X 3 GAL =	144,261
TOTAL ALL HYDROZONES:	100	72,900	TOTAL GAL:	442,495
TOTAL GAL / TOTAL LANDSCAPED AREA =			6.1	GAL / SF
MEDIUM (PRIVATELY IRRIGATED AREA)*	100%	18,562	X 10 GAL =	185,620

NOTE:
*PLEASE REFERENCE LANDSCAPE TYPICALS ON SHEETS 9-11 FOR MORE INFORMATION ON PRIVATELY IRRIGATED AREAS.

NORTH

0 40 80 160
SCALE 1" = 80'

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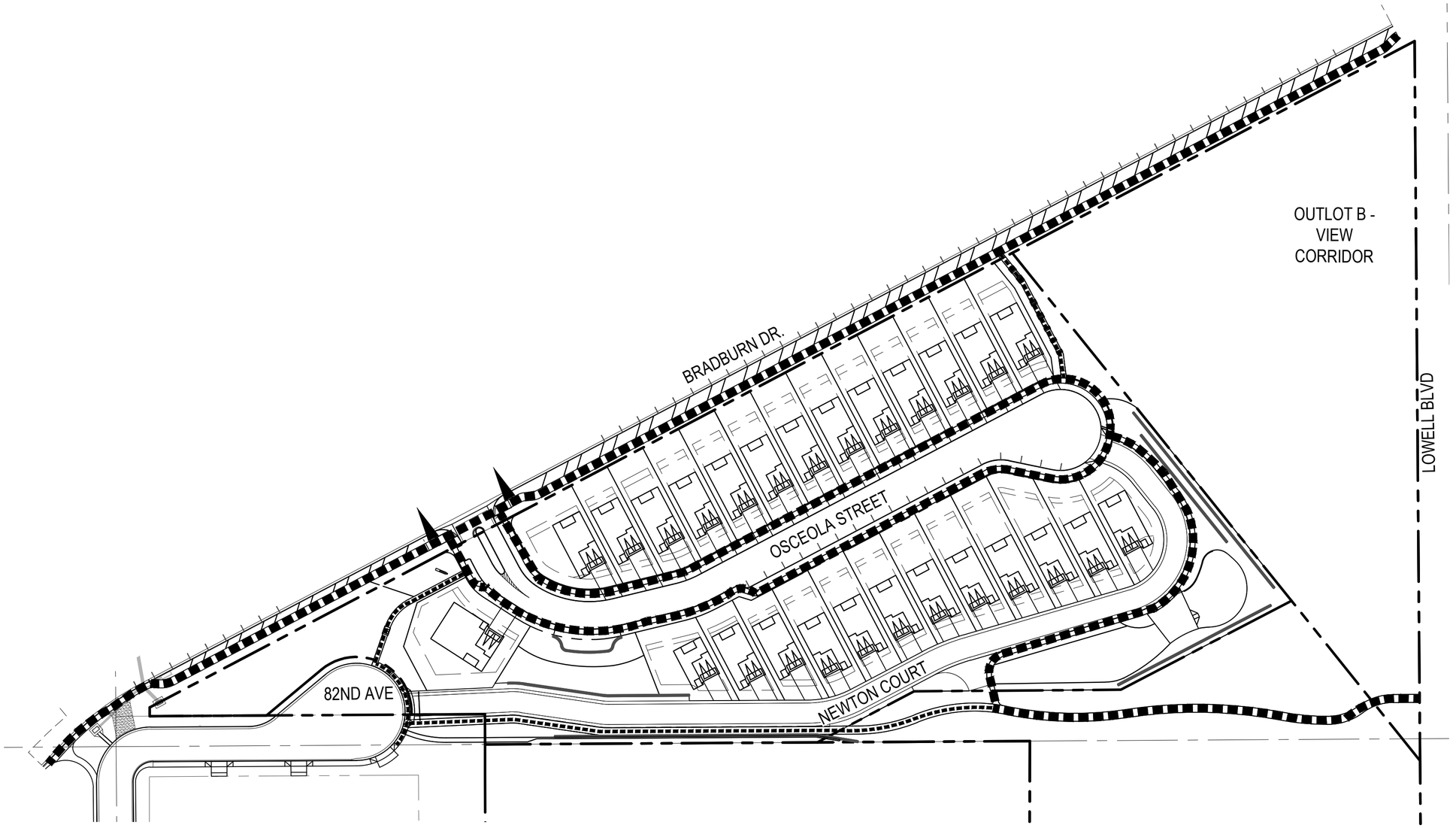
31 OF 51
HYDROZONE PLAN

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 32 OF 51



LEGEND

- ACCESSIBLE PEDESTRIAN CIRCULATION ROUTES
- SECONDARY PEDESTRIAN CIRCULATION ROUTES (NON-ADA COMPLIANT)
- CROSSWALK LOCATION
- SITE BOUNDARY

NORTH

0 40 80 160
SCALE 1" = 80'

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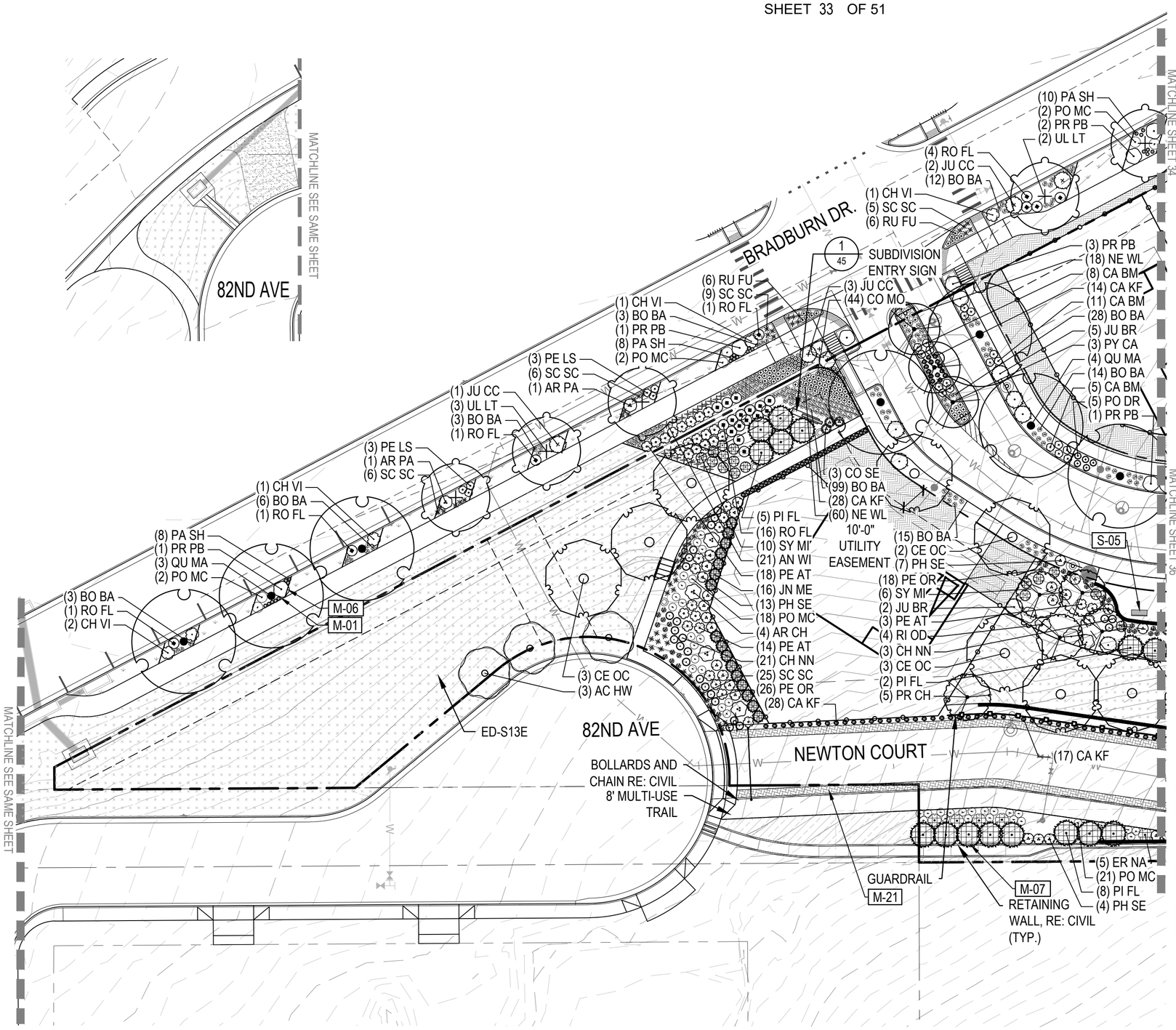
32 OF 51
PEDESTRIAN CIRCULATION PLAN

Attachment 2

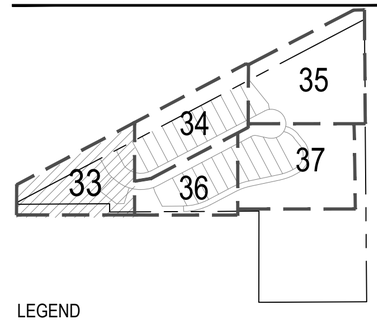
OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 33 OF 51



KEY MAP PA-B(2)



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- SNOW STORAGE
- S-01 BIKE RACK
- S-02 TRASH / RECYCLING
- S-03 PET WASTE STATION
- S-08 FARM TABLE
- S-05 BENCH BACKED
- S-06 BENCH BACKLESS
- S-07 BIKE REPAIR STAND
- M-12 M-13 BOULDERS
- M-17 BOULDER SLAB BENCH
- IRRIGATED TURF - SOD
- NATIVE GRASS - SOD
- NATIVE SEED
- ON-LOT LANDSCAPE
- M-01 LANDSCAPE BED - ROCK MULCH
- M-02 COBBLE MUCLH
- M-03 CRUSHER FINES
- M-05 PLAY SURFACE
- M-15 WOOD MULCH
- M-21 ENHANCED PAVING 1
- M-22 ENHANCED PAVING 2
- PUBLIC LAND DEDICATION
- M-06 M-07 STEEL EDGER RETAINING WALL
- MINOR CONTOUR
- MAJOR CONTOUR
- PROPERTY LINE
- UTILITY EASEMENT
- 3' SPLIT RAIL FENCE
- 4' SPLIT RAIL FENCE
- SIGHT TRIANGLE
- SS SANITARY LINE, RE: CIVIL
- W WATER LINE, RE: CIVIL
- G GAS LINE, RE: CIVIL
- JT JOINT TRENCH, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- LIGHT POLE
- MATCHLINE

NOTE:
1. ROCK MULCH AS SPECIFIED IN MATERIAL SCHEDULE WILL BE THE PRIMARY GROUNDCOVER EXCEPT WHERE SHOWN AS WOOD MULCH.
2. ALL LANDSCAPING SHOWN IN THE ROW, INCLUDING THE ROW ADJACENT TO THE PLD, SHALL BE MAINTAINED BY THE HOA.
3. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8'-0" MIN. BRANCHING HEIGHT.

811

NORTH

0 15 30 60
SCALE 1" = 30'

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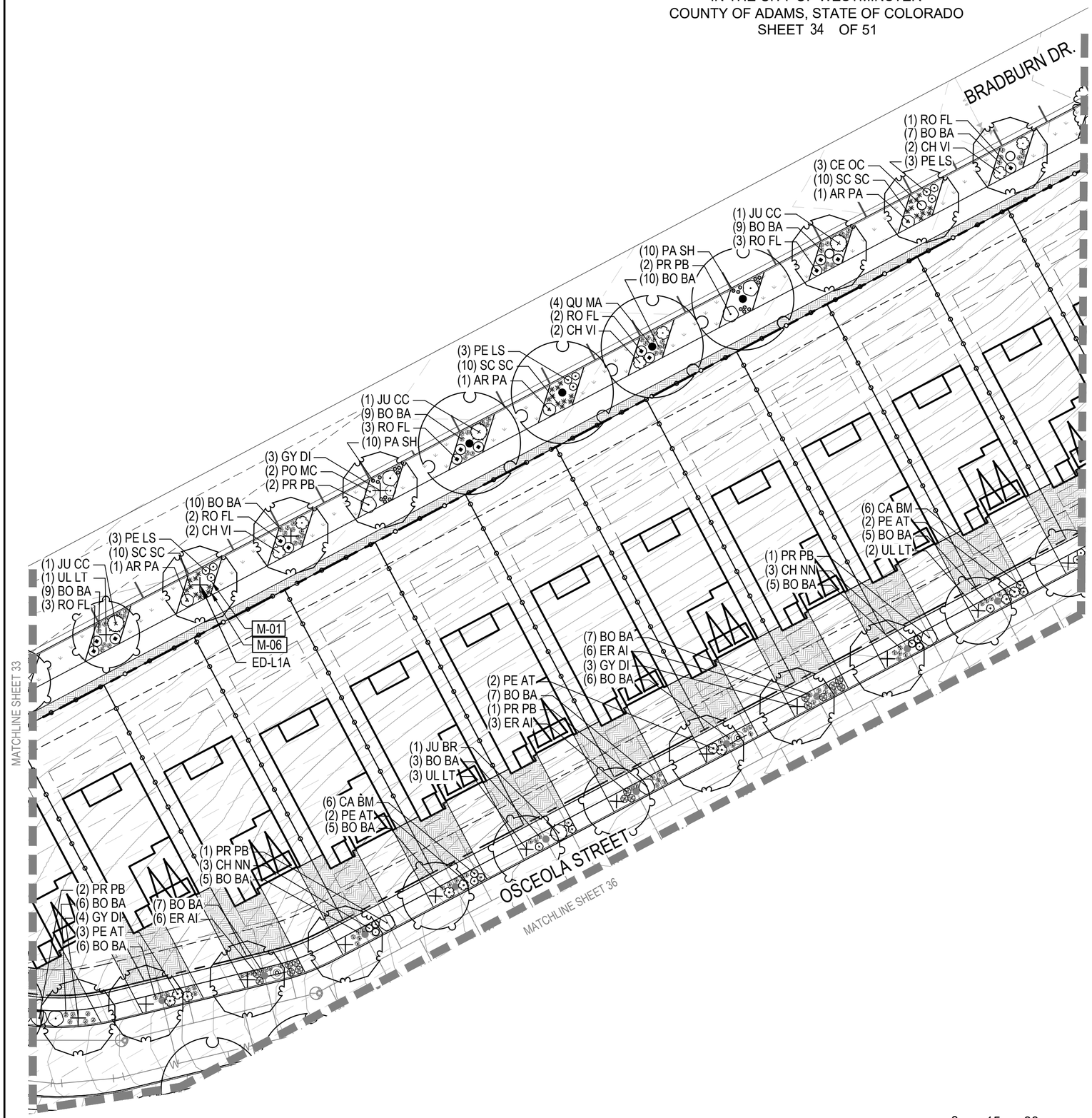
33 OF 51
LANDSCAPE PLAN

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 34 OF 51



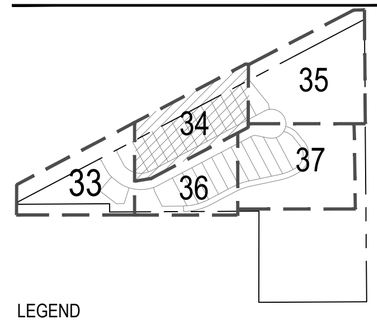
NOTE:
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2. ALL LANDSCAPING SHOWN IN THE ROW, INCLUDING THE ROW ADJACENT TO THE PLD, SHALL BE MAINTAINED BY THE HOA.
3. ALL TREES WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED TO 8'-0" MIN. BRANCHING HEIGHT.

811

NORTH

0 15 30 60
SCALE 1" = 30'

KEY MAP PA-B(2)



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- SNOW STORAGE
- S-01 BIKE RACK
- S-02 TRASH / RECYCLING
- S-03 PET WASTE STATION
- S-08 FARM TABLE
- S-05 BENCH BACKED
- S-06 BENCH BACKLESS
- S-07 BIKE REPAIR STAND
- M-12 M-13 BOULDERS
- M-17 BOULDER SLAB BENCH
- IRRIGATED TURF - SOD
- NATIVE GRASS - SOD
- NATIVE SEED
- ON-LOT LANDSCAPE
- M-01 LANDSCAPE BED - ROCK MULCH
- M-02 COBBLE MUCLH
- M-03 CRUSHER FINES
- M-05 PLAY SURFACE
- M-15 WOOD MULCH
- M-21 ENHANCED PAVING 1
- M-22 ENHANCED PAVING 2
- PUBLIC LAND DEDICATION
- M-06 M-07 STEEL EDGER / RETAINING WALL
- MINOR CONTOUR / MAJOR CONTOUR
- PROPERTY LINE
- UTILITY EASEMENT
- 3' SPLIT RAIL FENCE
- 4' SPLIT RAIL FENCE
- SIGHT TRIANGLE
- SS SANITARY LINE, RE: CIVIL
- W WATER LINE, RE: CIVIL
- G GAS LINE, RE: CIVIL
- JT JOINT TRENCH, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- LIGHT POLE
- MATCHLINE

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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
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WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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SUB 04:02.11.2025
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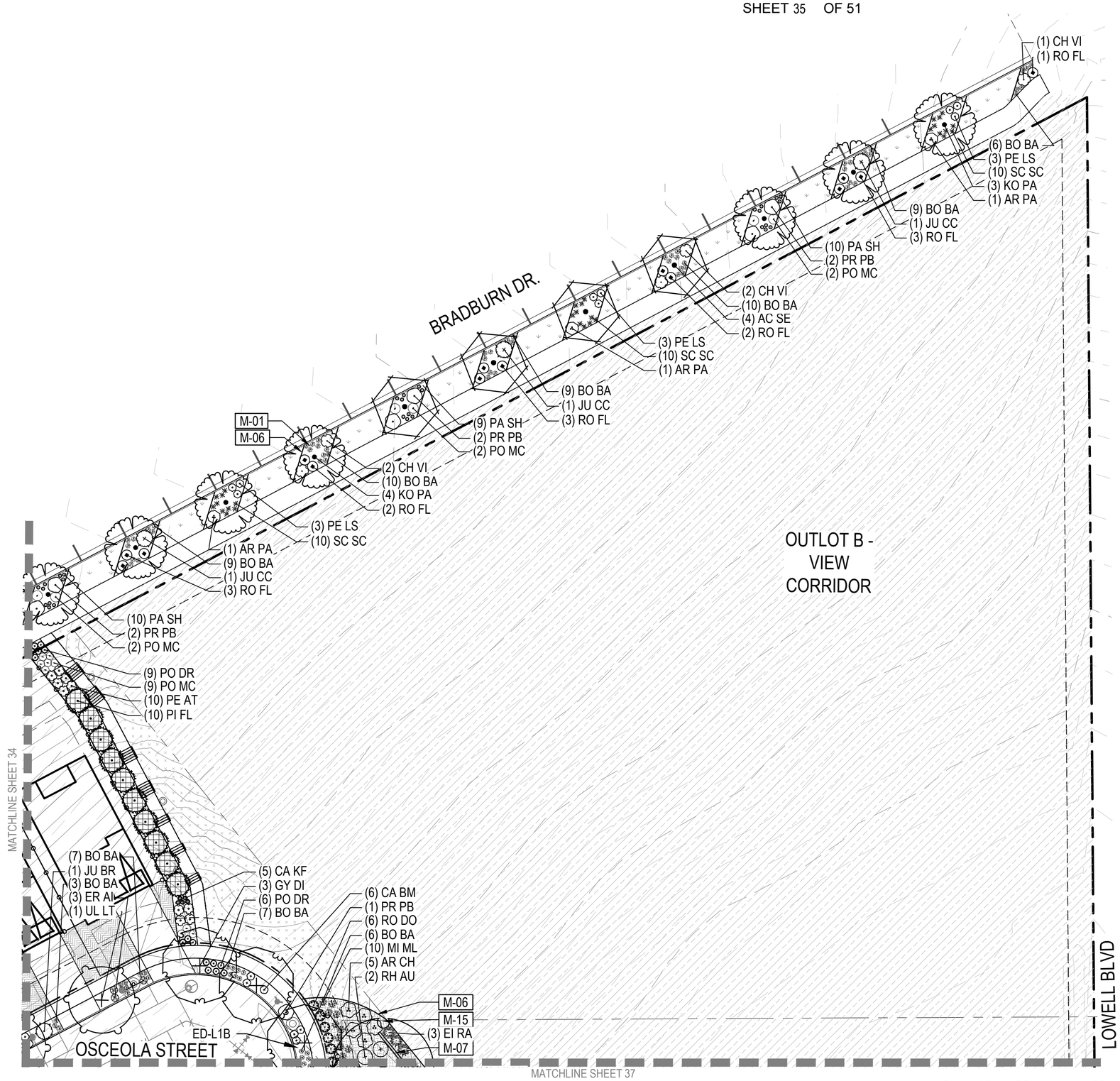
34 OF 51
LANDSCAPE PLAN

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SHEET 35 OF 51



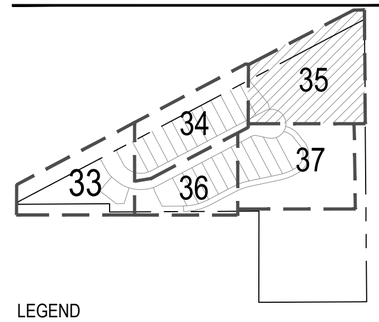
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SCALE 1" = 30'

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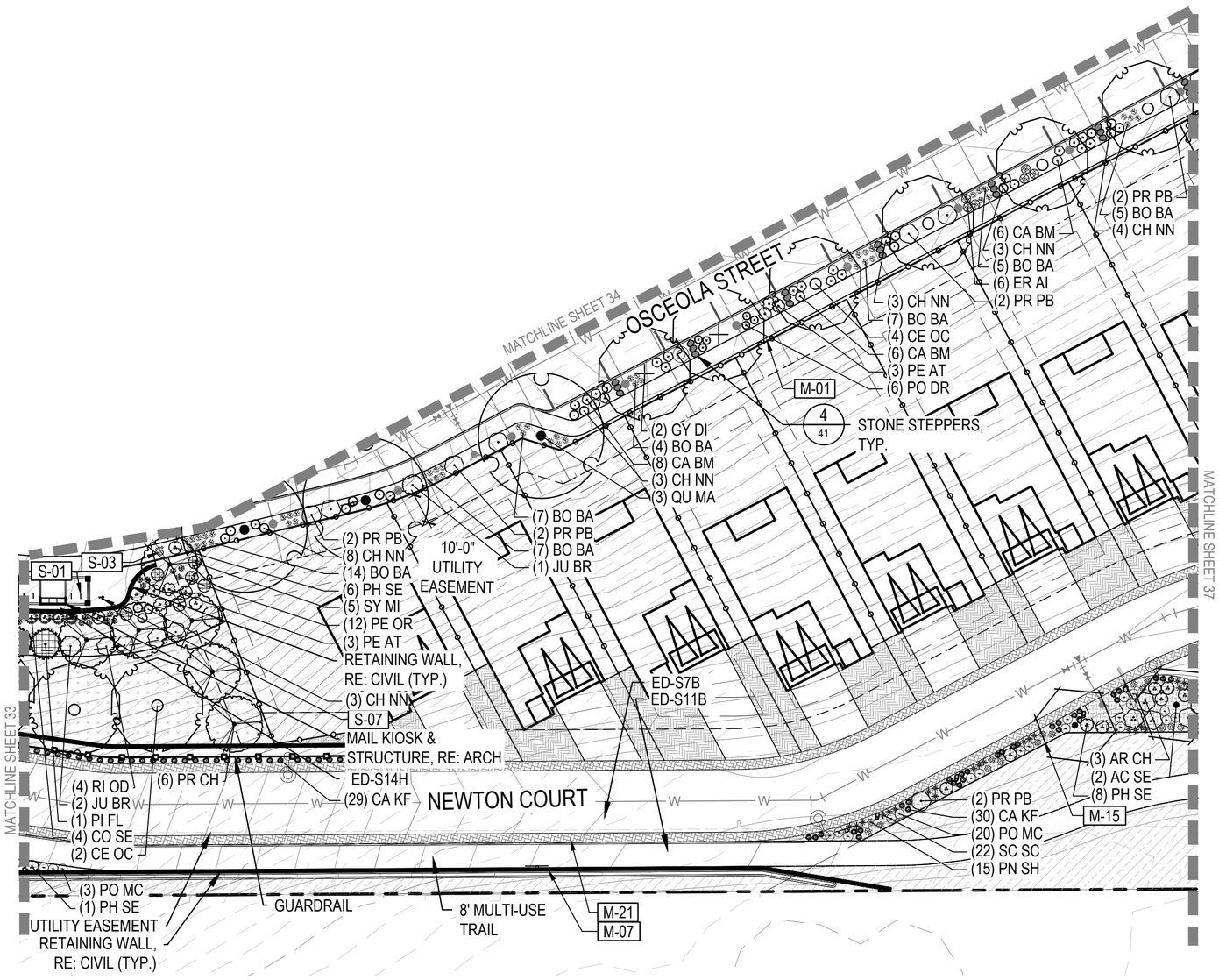
35 OF 51
LANDSCAPE PLAN

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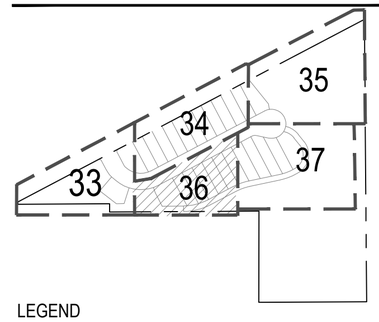
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A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 36 OF 51



KEY MAP PA-B(2)



LEGEND

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811

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0 15 30 60
SCALE 1" = 30'

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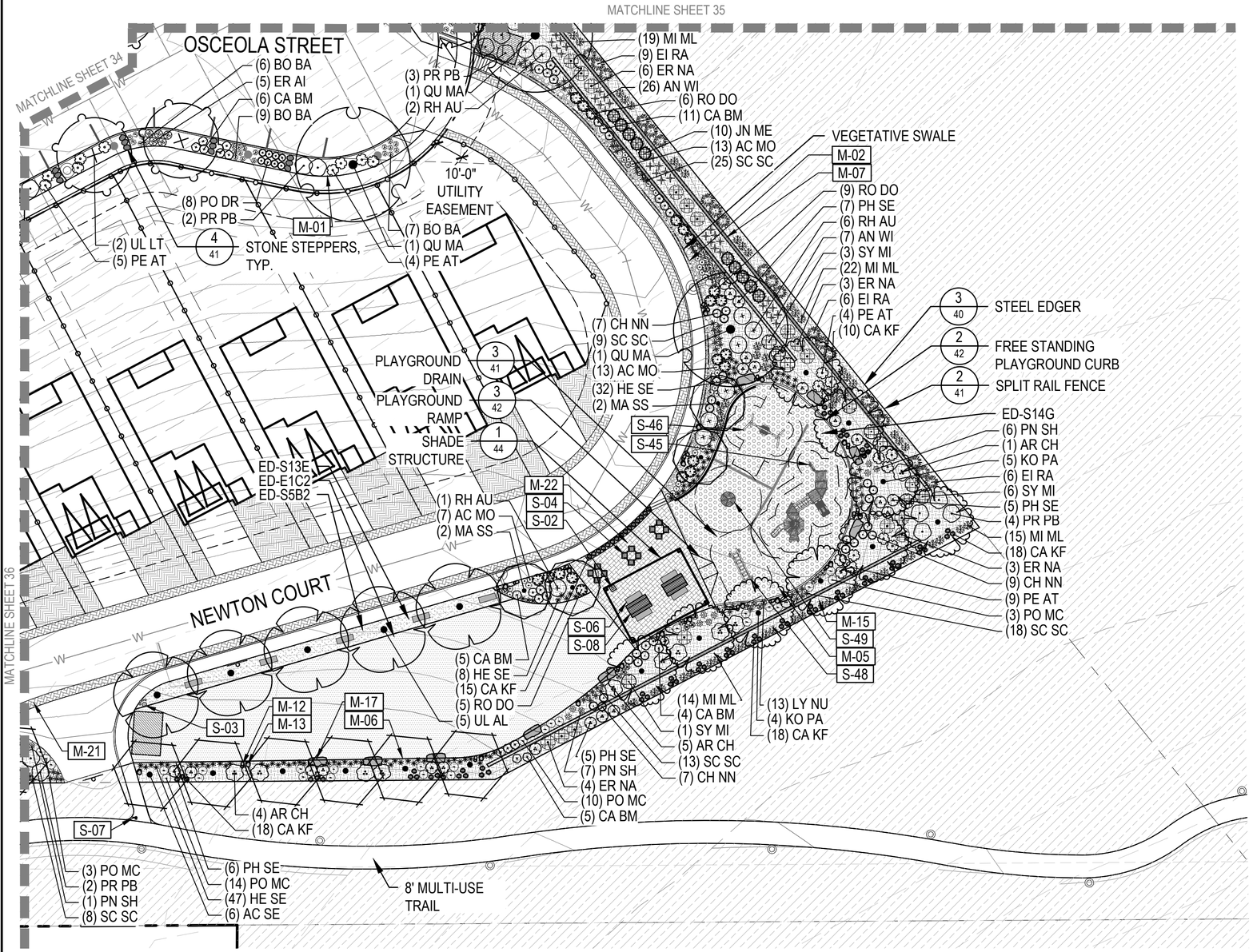
36 OF 51
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SHEET 37 OF 51



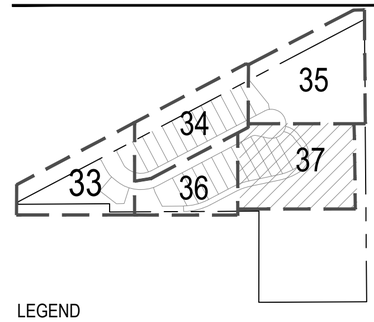
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SCALE 1" = 30'

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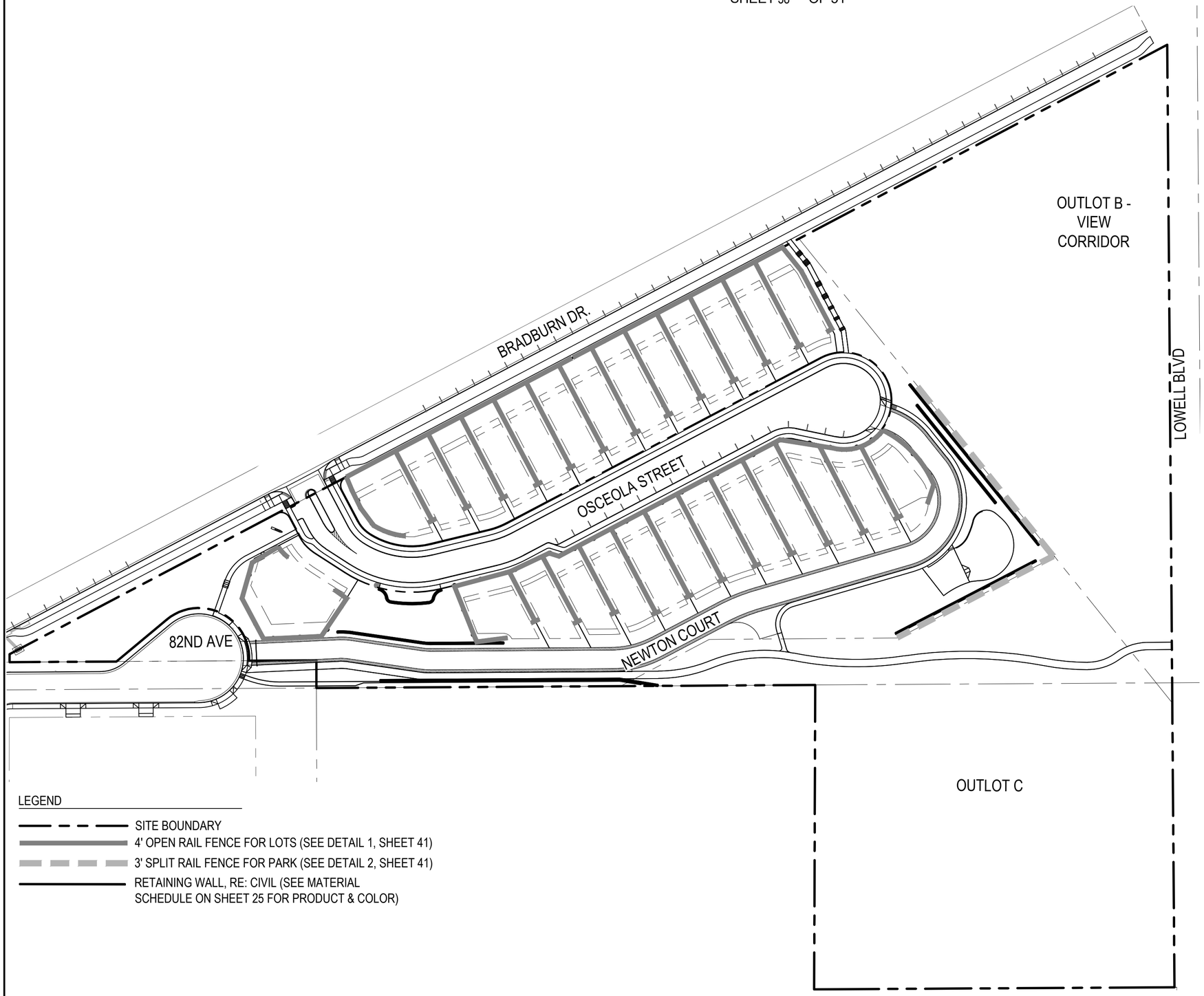
37 OF 51
LANDSCAPE PLAN

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SHEET 38 OF 51



LEGEND

- SITE BOUNDARY
- 4' OPEN RAIL FENCE FOR LOTS (SEE DETAIL 1, SHEET 41)
- 3' SPLIT RAIL FENCE FOR PARK (SEE DETAIL 2, SHEET 41)
- RETAINING WALL, RE: CIVIL (SEE MATERIAL SCHEDULE ON SHEET 25 FOR PRODUCT & COLOR)

NOTE: THE PARK SPLIT RAIL FENCE WILL BE CONSTRUCTED BY THE HOME BUILDER AND WILL BE MAINTAINED / REPLACED BY THE HOA. ANY ON LOT FENCING WILL BE INSTALLED BY THE HOMEOWNER AND MAINTAINED BY THE HOMEOWNER. REFER TO LOT TYPICALS ON SHEET 9 FOR ON LOT FENCING INFORMATION.

NORTH

0 40 80 160
SCALE 1" = 80'

811

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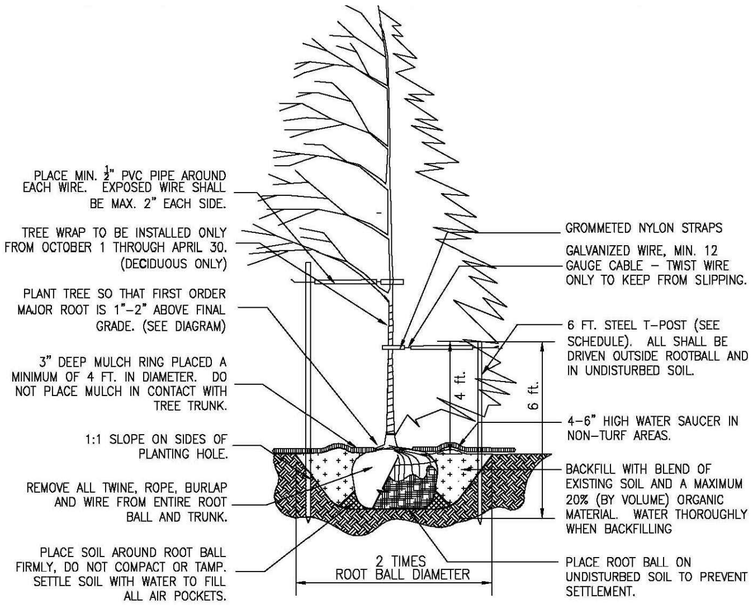
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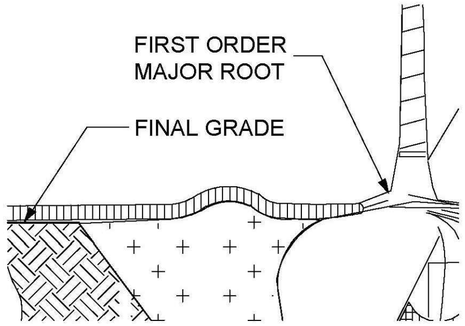
38 OF 51
FENCING PLAN

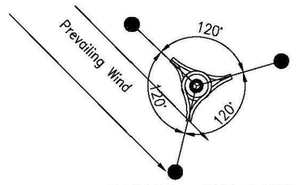
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A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
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SHEET 39 OF 51







PLAN VIEW – THREE STAKES

PRUNING NOTES:

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO–DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

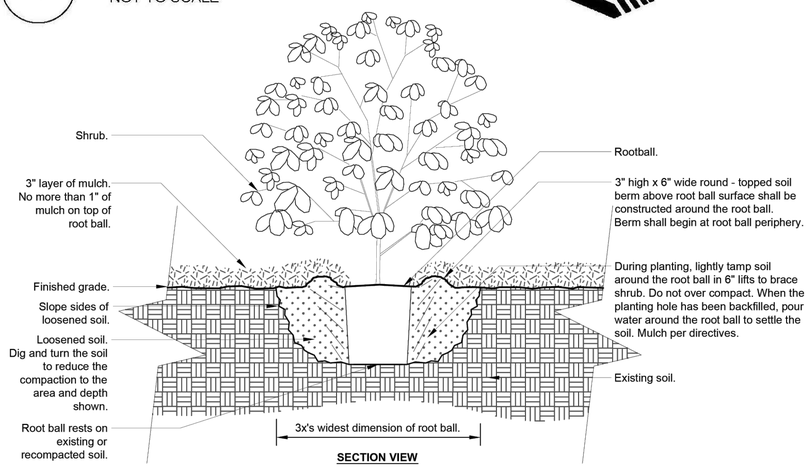
STAKING NOTES:

STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
1–½" CALIPER SIZE – MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
1–½" – 3" CALIPER SIZE – MIN. 2 STAKES – ONE ON N.W. SIDE, ONE ON S.W. SIDE.
3" CALIPER SIZE AND LARGER – 3 STAKES PER DIAGRAM

WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1–½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1 TREE PLANTING DETAIL

NOT TO SCALE

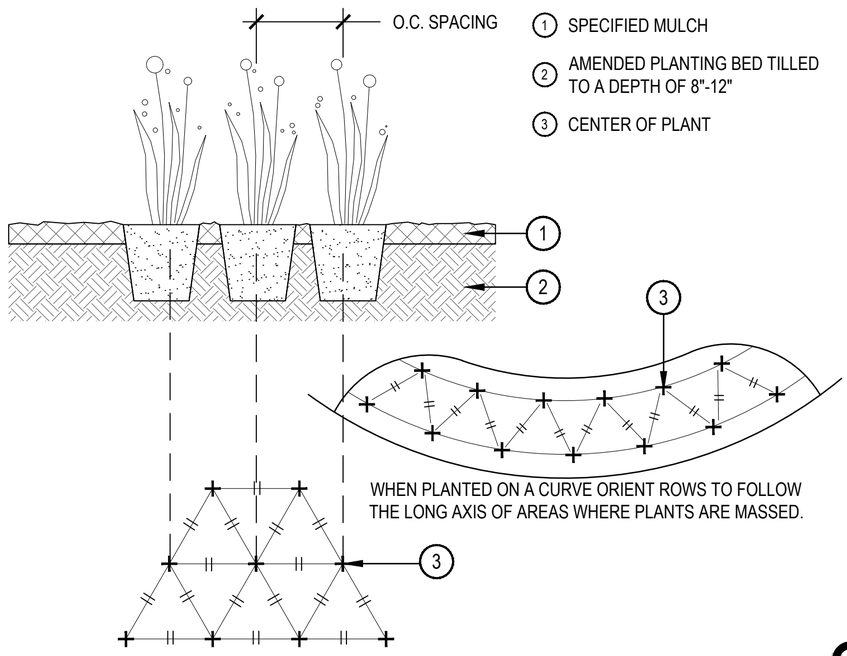


SECTION VIEW

Notes:
1- Shrubs shall be of quality per ANSI Standards Z-60.

2- Backfill with soil from planting hole that has been previously modified to meet City requirements.

2 SHRUB PLANTING DETAIL



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

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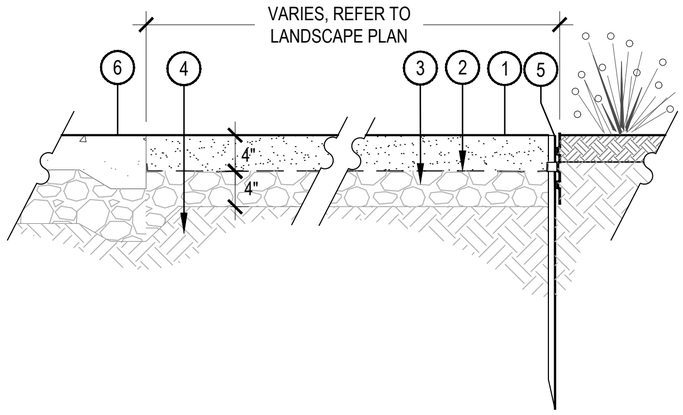
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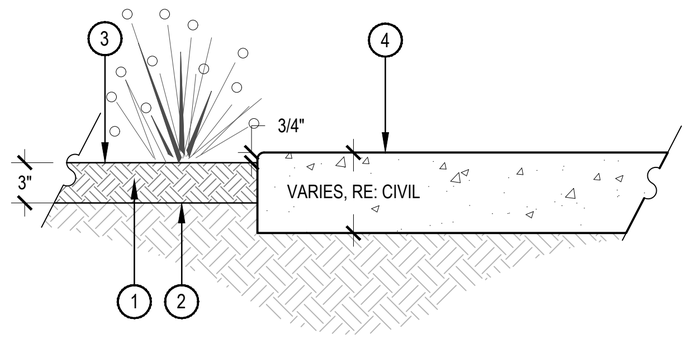


1. 4" COMPACTED CRUSHER FINES WITH STABILIZER SOLUTIONS NATURALIZED DECOMPOSED GRANITE PATH STABILIZER OR ADA APPROVED EQUAL
2. GEOTEXTILE FABRIC -MIRAFI 140 NS OR APPROVED EQUAL
3. CLASS 6 ROCK, COMPACTED TO 95% PROCTOR DENSITY
4. COMPACTED SUBGRADE
5. EDGER AT ABUTTING LANDSCAPE, REFER TO LANDSCAPE PLAN
6. ABUTTING CONCRETE FLATWORK, REFER TO CIVIL PLAN

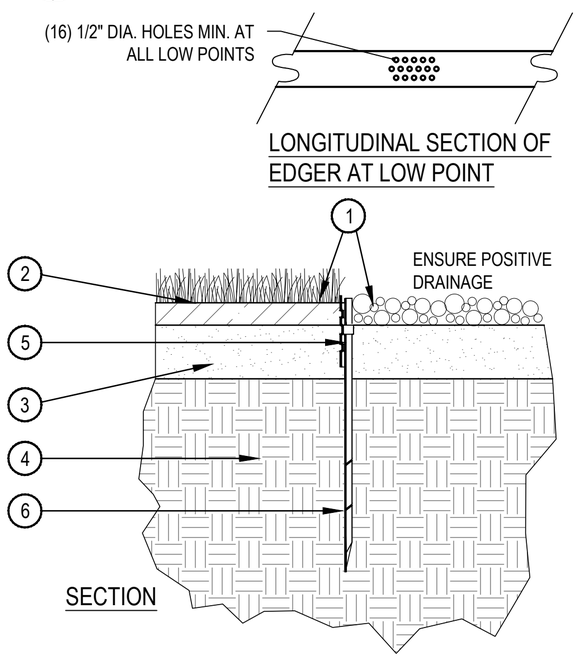
NOTES:
1. ROLLER COMPACT CRUSHER FINES WET WITH STABILIZER PER MANUFACTURER SPECIFICATIONS. COMPACT IN 2" LIFTS
2. PITCH TO DRAIN SURFACE AT 1-2% PER CIVIL GRADING PLAN.
3. TOLERANCES SHALL MEET ADA ACCESSIBILITY REQUIREMENTS.
4. REFER TO LANDSCAPE PLAN FOR ABUTTING CONDITIONS.
5. HOA WILL MAINTAIN ALL LANDSCAPE AND CRUSHER FINES SURFACES ON A ROUTINE BASIS TO MAINTAIN COMPACTION AND CONTROL ANY POTENTIAL MATERIAL TRAVELING.

1 CRUSHER FINES

SCALE: 1" = 1'-0"



1. SPECIFIED LANDSCAPE MULCH
2. FINISHED SOIL GRADE
3. FINISHED GRADE
4. CONCRETE FLATWORK, RE: CIVIL



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. ROLLED TOP STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

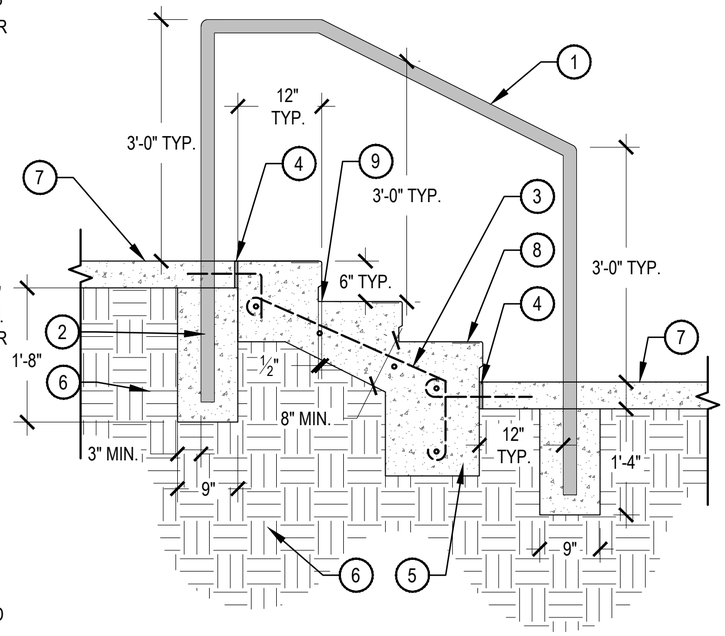
NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

3 STEEL EDGER

SCALE: 1" = 1'-0"

2 TYPICAL CONCRETE TO PLANTING BED TRANSITION

SCALE: 1 1/2" = 1'-0"



1. 2" STEEL TUBE RAILING. RAILING SHALL BE CONSTRUCTED USING WELDED JOINTS GROUND SMOOTH AND PAINTED BLACK. RAILING SHALL BE INSTALLED ON BOTH SIDES OF STEPS. HANDRAIL TO COMPLY WITH LOCAL BUILDING CODES AND ADA REGULATIONS
2. EMBED RAILING - MINIMUM 9" INTO CONCRETE
3. REINFORCING PER STRUCTURAL TYP.
4. EXPANSION JOINTS @ TOP AND BOTTOM
5. CAST IN PLACE CONCRETE FOOTING
6. COMPACTED SUBGRADE
7. CAST-IN-PLACE CONCRETE STEPS AND PAVING- SEE PAVING SCHEDULE
8. SAND BLASTED TREAD MARKERS - DARKER THAN THE STAIR CONCRETE
9. 1/2" DEPTH CHAMFERED TOE KICK. CHAMFER TO BE AT 30 DEGREE ANGLE FROM HORIZONTAL

4 STAIR WITH HANDRAIL

SCALE: 3/4" = 1'-0"

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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

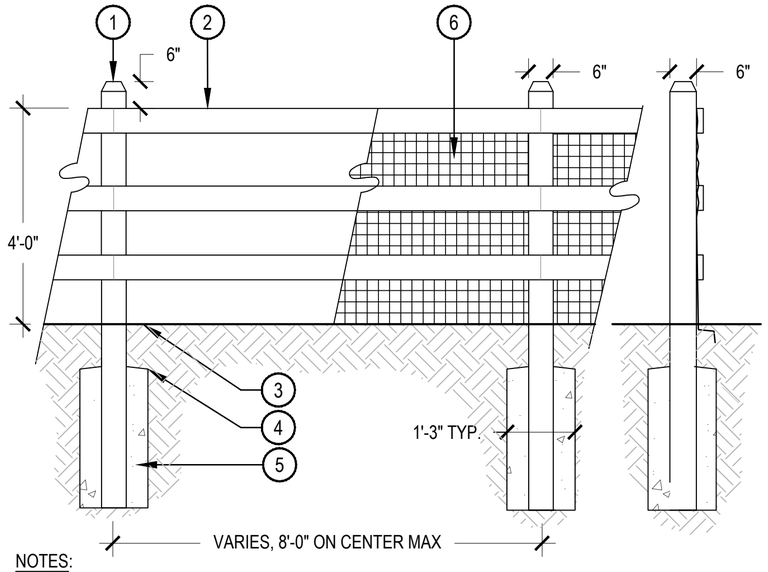
REVISIONS
SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 41 OF 51

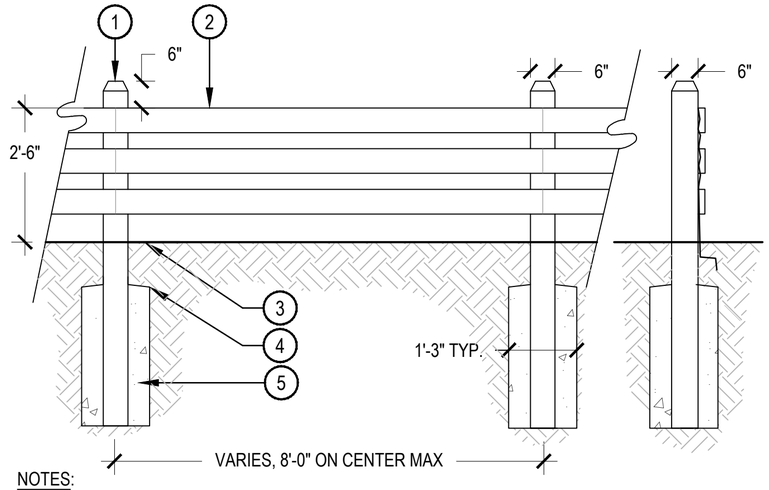


1. 1" CHAMFERED TOP, 6" x 6" CEDAR POST
2. 2" x 6" CEDAR RAILS
3. FINISH GRADE
4. SLOPE CONCRETE AWAY FROM POST
5. CONCRETE FOOTING
6. OPTION FOR WIRE MESH: 3. 1" x 1" x 1/8" WOVEN WIRE MESH WITH HOT DIPPED GALVANIZED FINISH, ANCHOR BETWEEN RAILS AND POST, STAPLED TO RAILS 24" O.C., BURY 8"-10" BELOW FINISH GRADE

NOTES:
1. RAILS SHALL FACE EXTERIOR OF FENCE ENCLOSURE.
2. FASTEN RAILS WITH GALVANIZED SCREWS, SET FLUSH.

1 4' OPEN RAIL FENCE

SCALE: 1/2" = 1'-0"

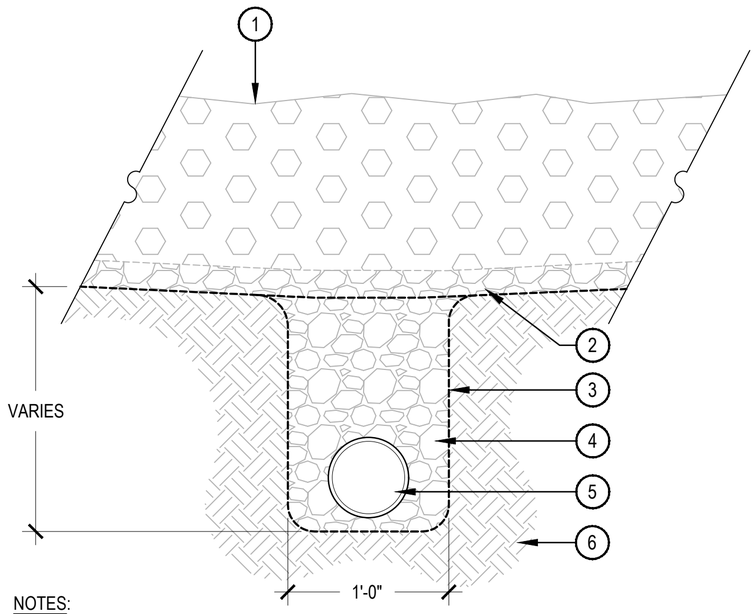


1. 1" CHAMFERED TOP, 6x6 CEDAR POST
2. 2x6 CEDAR RAILS
3. FINISH GRADE
4. SLOPE CONCRETE AWAY FROM POST
5. CONCRETE FOOTING

NOTES:
1. RAILS SHALL FACE EXTERIOR OF FENCE ENCLOSURE.
2. FASTEN RAILS WITH GALVANIZED SCREWS, SET FLUSH.
3. ALL WOOD SHALL BE ARCHITECT KNOTTY OR BETTER WESTERN RED CEDAR, STANDARD ROUGH SAWN, AND KILN-DRIED.

2 3' SPLIT RAIL FENCE

SCALE: 1/2" = 1'-0"



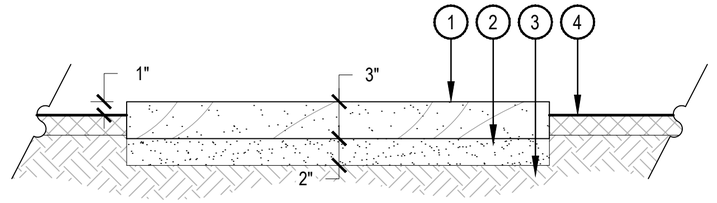
1. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MANUFACTURERS SPECIFICATIONS
2. 3/4" WASHED GRAVEL
3. MIRIFI 140N FILTER FABRIC OR EQUIVALENT, OVERLAP ALL JOINTS MINIMUM 10" AND STAPLE, FILTER CLOTH MUST WRAP BOTH THE PIPE AND THE ENTIRE TRENCH
4. 3/4" WASHED GRAVEL IN TRENCH
5. 6" PERFORATED PVC PIPE, 1% MINIMUM SLOPE
6. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. SLOPE SAFETY SURFACE AND WASHED GRAVEL 2% MINIMUM TO DRAIN.
2. CONFIRM FINAL GRADES PRIOR TO INSTALLATION.

3 PLAYGROUND DRAIN

SCALE: 1 1/2" = 1'-0"

1. SANDSTONE STEPPER WITH NATURAL CLEFT FACE, APPROXIMATELY 36" x 18" x 3"
2. 2" SAND SETTING LAYER
3. SUBGRADE COMPACTED TO 95% PROCTOR DENSITY
4. SURROUNDING LANDSCAPE, TOP OF STEPPER SHALL BE SET 1" ABOVE ADJACENT LANDSCAPE, REFER TO PLANS



NOTES:
1. TAMP STONES WITH VIBRATORY PLATE COMPRESSOR TO LOCK STONES IN PLACE.
2. SEE PLAN FOR LOCATION.

4 STONE STEPPER

SCALE: 1 1/2" = 1'-0"

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UPLANDS

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UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

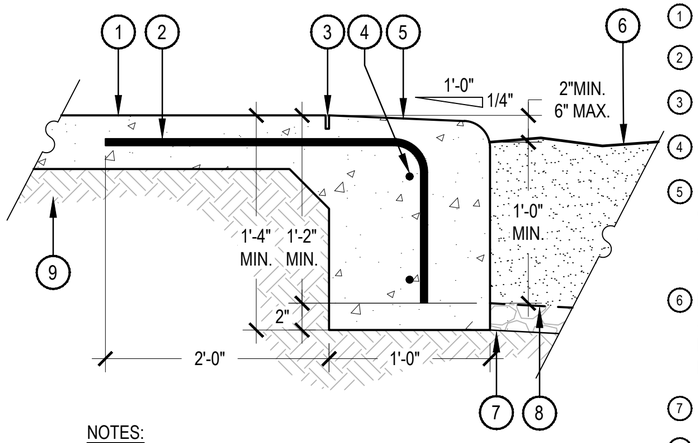
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LANDSCAPE DETAILS

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 42 OF 51

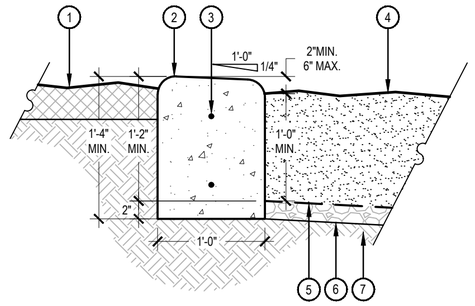


1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET LP-003.
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

1 MONOLITHIC CONCRETE PLAYGROUND CURB

SCALE: 1 1/2" = 1'-0"

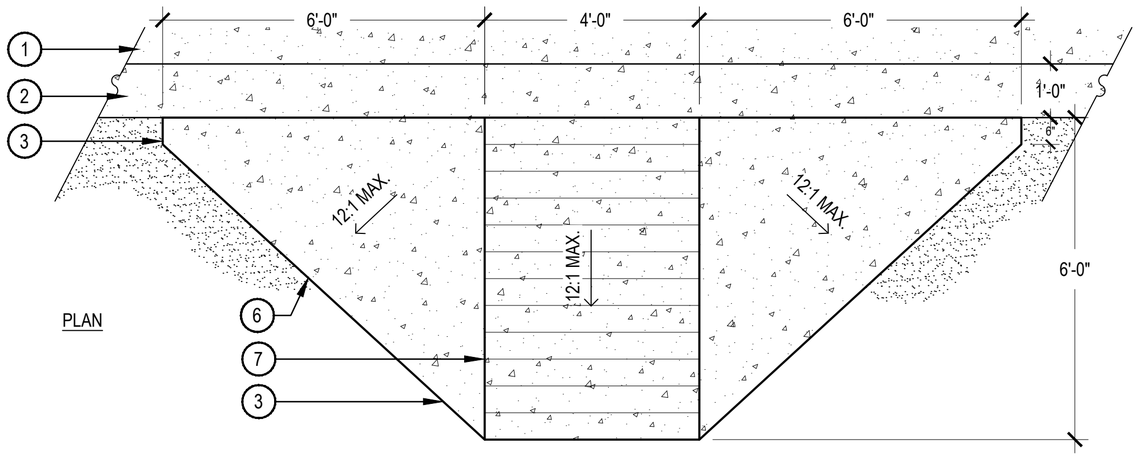


1. ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
2. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
3. (2) #4 REBAR 24" ON CENTER
4. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET 14
5. GEOTEXTILE FILTER / DRAINAGE MAT
6. 3/4" WASHED GRAVEL
7. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 / 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS SHALL BE SPACES 5'-0" ON CENTER AND RUN THROUGH TOP AND SIDES OF CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

2 FREE STANDING CONCRETE PLAYGROUND CURB

SCALE: 1" = 1'-0"



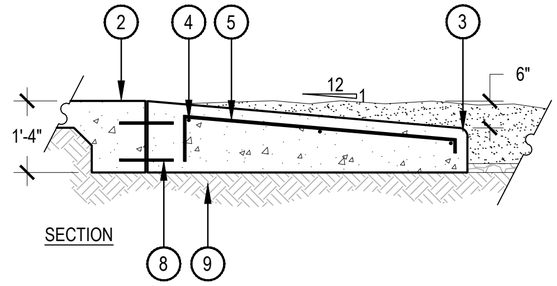
PLAN

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

3 PLAYGROUND RAMP

SCALE: 1/2" = 1'-0"

1. CONCRETE WALK
2. MONOLITHIC CONCRETE CURB, REFER TO DETAIL 2, SHEET LP-505
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET LP-003
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



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UPLANDS

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WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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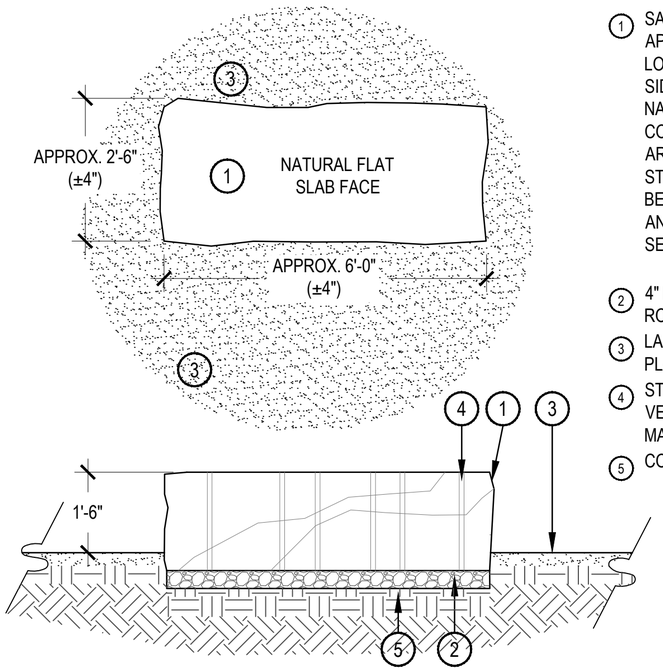
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Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

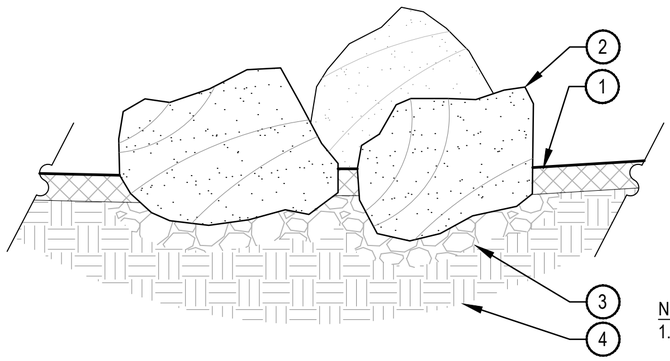
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 43 OF 51



1. SANDSTONE SLAB, APPROX. 2'-6" WIDE x 6'-0" LONG x 1'-10" THICK. ALL SIDES SHALL HAVE A NATURAL BROKEN FACE. CONTACT LANDSCAPE ARCHITECT TO SELECT STONES. TOP FACE SHALL BE PREDOMINANTLY FLAT AND SET LEVEL FOR SEATING.
2. 4" DEPTH COMPACTED ROAD BASE
3. LANDSCAPE AREA, SEE PLANS
4. STONES TO HAVE VERTICAL QUARRY DRILL MARKINGS ON ALL SIDES
5. COMPACTED SUBGRADE

1 BOULDER SLAB BENCH

SCALE: 1/2" = 1'-0"



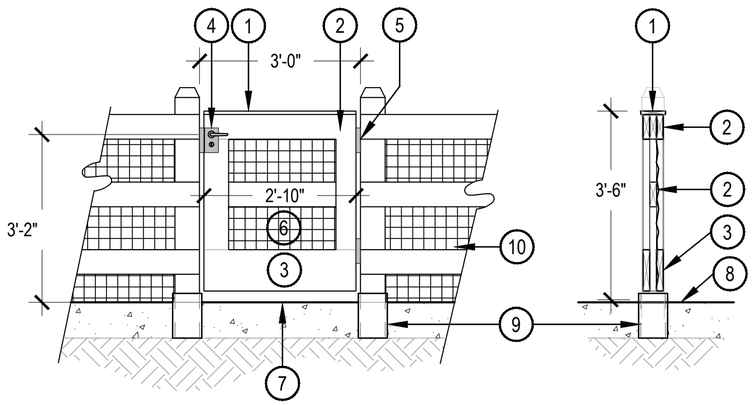
1. REFER TO LANDSCAPE PLAN FOR ABUTTING LANDSCAPE SURFACE, NO GAPS
2. NATURALLY SET SANDSTONE BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE; SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL
3. 3" MINIMUM COMPACTED AGGREGATE
4. UNDISTURBED GRADE

NOTES:
1. REFER TO LANDSCAPE MATERIALS SCHEDULE FOR BOULDER SPECIFICATIONS AND ADDITIONAL NOTES.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. BOULDERS MUST BE INSTALLED AS THE APPROXIMATE WIDTHS SHOWN ON PLAN.

BOULDER SIZES		
QTY.	ITEM	SIZE
26	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
31	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

2 LANDSCAPE BOULDER

SCALE: 1" = 1'-0"



FRONT VIEW SIDE VIEW

1. 1x6 TOP RAIL
2. 2x6 CEDAR RAILS
3. 2x10 CEDAR RAIL
4. LOCKABLE GATE LATCH
5. FULL-MORTISE GATE HINGE
6. OPTION FOR 1"x 1"x 1/8" WOVEN WIRE MESH WITH HOT-DIPPED GALVANIZED FINISH
7. FINISHED GRADE
8. SLOPE CONCRETE AWAY FROM POST
9. METAL POST SLEEVE, POWDERCOAT BLACK, SET IN CONCRETE

NOTES:
1. GATE HARDWARE SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE. LATCH SHALL BE ADA ACCESSIBLE AND LOCATED AT ACCESSIBLE REACH HEIGHT.
2. SEE LANDSCAPE PLAN FOR GATE SWING DIRECTION. PROVIDE ADA ACCESSIBLE CLEARANCE AT GATES.
3. ALL WOOD SHALL BE ARCHITECT CLEAR WESTERN RED CEDAR, STANDARD ROUGH SAWN, AND KILN-DRIED.

3 OPEN RAIL FENCE GATE

SCALE: 1/2" = 1'-0"

811

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UPLANDS

DATE: 04.18.2025

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WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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LANDSCAPE DETAILS

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 44 OF 51

(1) 10 x 10" ROUGH SAWN CEDAR COLUMN. BEHR SEMI-TRANSPARENT STAIN COLOR BANYAN BROWN (OR APPROVED EQUAL).

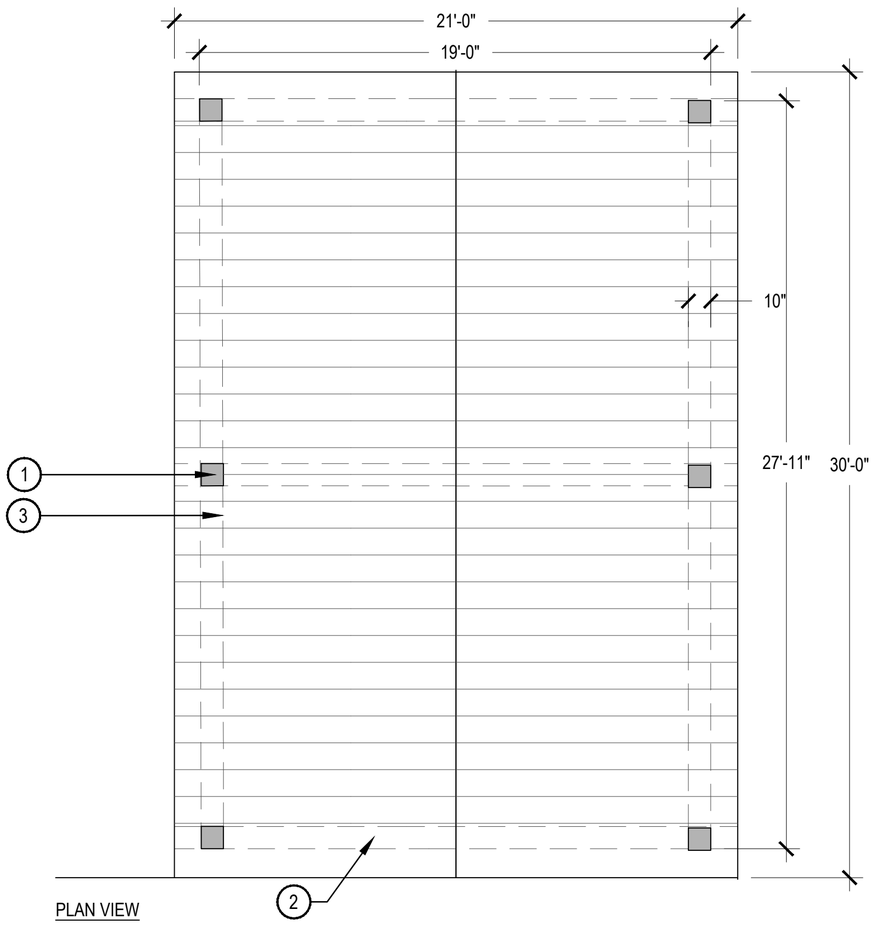
(2) 8x8" ROUGH SAWN CEDAR BEAM. BEHR SEMI-TRANSPARENT STAIN COLOR BANYAN BROWN (OR APPROVED EQUAL).

(3) 7x12" STANDING SEAM METAL ROOF TO MATCH MAIL KIOSK, RE: ARCH. COLOR: DARK BLUE TO MATCH BRAND COLORS. SEE REFERENCE IMAGE FOR DESIGN INTENT.

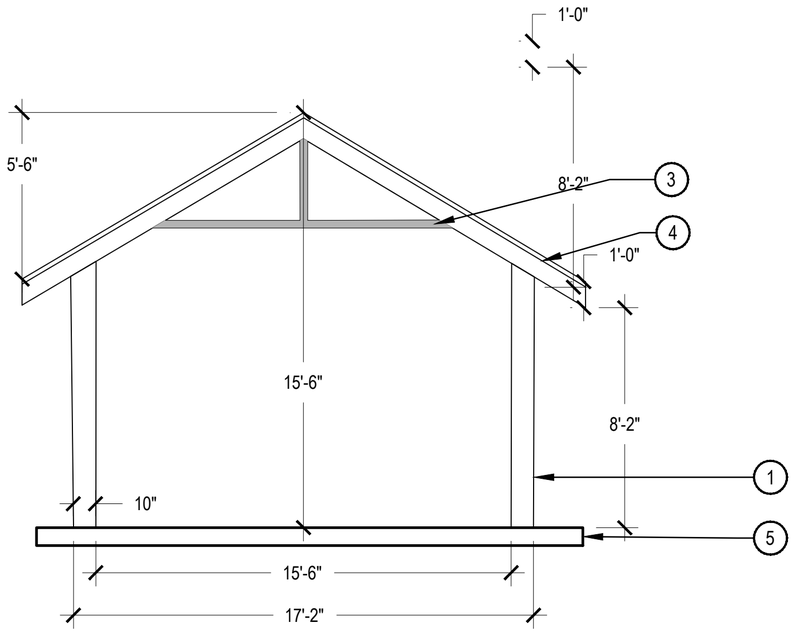
(4) ROUGH-SAWN DECORATIVE DETAIL TO MATCH MAIL KIOSK, RE: ARCH.

(5) CONCRETE PAVING. RE: PLAN.

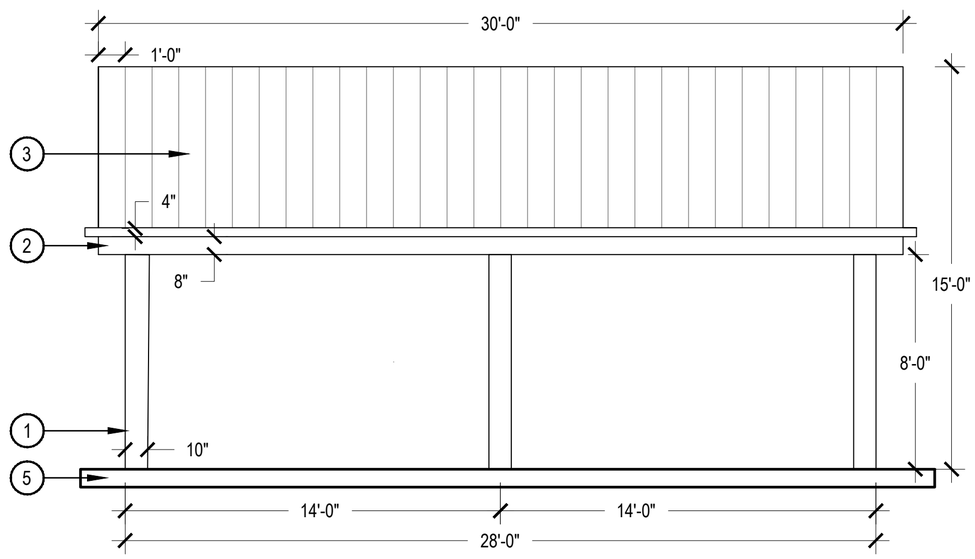
NOTES:
1. DETAIL PROVIDED FOR DESIGN INTENT ONLY. SHOP DRAWINGS REQUIRED.
2. STRUCTURAL ENGINEER TO PROVIDE FOOTING DETAILS



PLAN VIEW



ELEVATION A



ELEVATION B

1 PARK SHADE STRUCTURE

SCALE: 1/4" = 1'-0"

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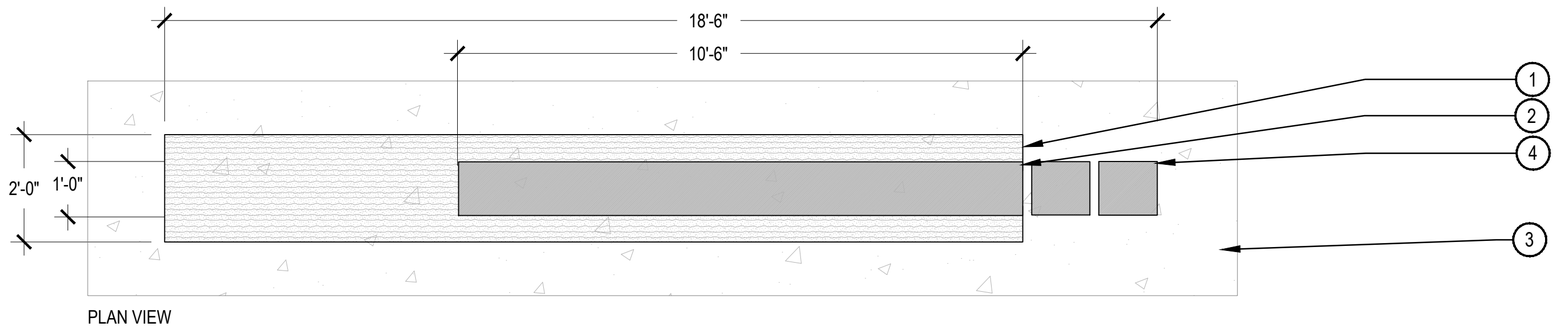
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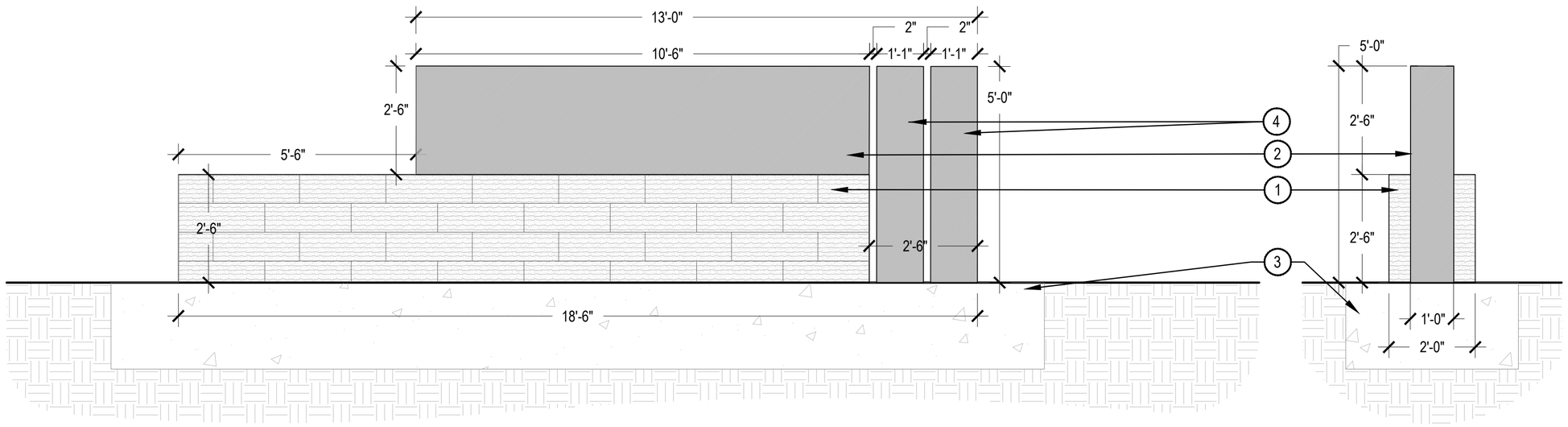
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
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SHEET 45 OF 51



PLAN VIEW

1. CONCRETE MONUMENT WALL BASE WITH ECHELON MASONRY STRATICA STONE VENEER FINISH, STANDARD GREY; OR APPROVED EQUAL.
2. SIGN FACE AREA: CORTEN STEEL WITH WHITE PIN MOUNTED LETTERS
3. FOUNDATION WALL BASE (FINAL MATERIAL AND DEPTH TBD BY STRUCTURAL ENGINEER)
4. CORTEN STEEL CABINET ACCENT PANELS

NOTES:
1. DETAIL PROVIDED FOR DESIGN INTENT ONLY. SHOP DRAWINGS REQUIRED.
2. STONE VENEER FROM WWW.ECHELONMASONRY.COM ; 770.804.3363. OR APPROVED EQUAL
3. SIGN TO BE ILLUMINATED WITH EXTERNAL ILLUMINATION THAT MEETS WESTMINSTER SIGN CODE.



ELEVATION VIEW A

ELEVATION VIEW B

1 SUBDIVISION ENTRY SIGN

SCALE: 1/2" = 1'-0"

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A PLANNED UNIT DEVELOPMENT
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COUNTY OF ADAMS, STATE OF COLORADO
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ANTI-MONOTONY CRITERIA

- A MINIMUM OF FOUR (4) DISTINCTLY DIFFERENT HOME MODELS SHALL BE BUILT WITHIN EACH
- "STREETSCAPE" WITH AT LEAST TWO (2) OF THE DISTINCTLY DIFFERENT CRITERIA BELOW:
  - DIFFERENT ROOF FORMS
  - DIFFERENT FACADE COMPOSITIONS CONSISTING OF 1) DIFFERENT WINDOW AND DOOR STYLE AND PLACEMENT; AND 2) DIFFERENT GARAGE AND ENTRYWAY LOCATIONS
  - DIFFERENT ENTRY TREATMENTS AND LOCATIONS INCLUDING PORCHES, COLUMNS, ETC.
  - DIFFERENT NUMBER OF STORIES
- THE LENGTH OF A STREETSCAPE IS NO MORE THAN 20 HOMES PER SIDE OF A STREET.
- CHANGING ROOF OR SIDING MATERIALS AND COLORS, ADDING GARAGES, PROVIDING "MIRROR IMAGES" OF MODELS OR DIFFERENT ELEVATIONS OF THE SAME MODEL DO NOT CONSTITUTE DISTINCTLY DIFFERENT MODELS.
- NO SINGLE FAMILY DWELLING UNIT OF THE SAME MODEL SHALL BE BUILT ON ADJACENT LOTS. ADJACENT LOTS ARE ANY LOTS THAT ADJOIN OR SHARE ANY SIDE LOT LINE OR LOTS WHOSE FRONT ELEVATIONS FACE EACH OTHER, ALTHOUGH SEPARATED BY A STREET, AND HAVE THEIR PROPERTY LINES OVERLAP BY MORE THAN 30%.
- NO MORE THAN 30% OF THE SAME MODEL SHALL BE BUILT IN ANY STREETSCAPE.

ACCESSORY STRUCTURES AND DETACHED GARAGES (LOT TYPE C ONLY)

- ACCESSORY STRUCTURES ARE STRUCTURES THAT ARE PHYSICALLY DETACHED FROM THE PRIMARY BUILDING.
- SETBACKS ARE AS LISTED IN THE DEVELOPMENT STANDARDS SECTION OF THIS PDP/ODP.
- ONE (1) ACCESSORY STRUCTURE, IN ADDITION TO A DETACHED GARAGE, IS ALLOWED PER LOT.
- ACCESSORY STRUCTURES ARE NOT TO EXCEED 120 SQUARE FEET IN AREA AS MEASURED USING THE EXTERIOR STRUCTURE FOUNDATION DIMENSIONS.
- DESIGN OF ACCESSORY STRUCTURES MUST MATCH THE DESIGN STYLE AND MATERIALS USED ON THE PRIMARY STRUCTURE.
- A MINIMUM OF 30% MASONRY IS REQUIRED ON THE ACCESSORY STRUCTURE ELEVATIONS AT THE SIDE AND REAR PROPERTY LINES VISIBLE TO ADJACENT PRIMARY DWELLINGS, AND ELEVATIONS THAT FACE A PUBLIC STREET, OR PUBLIC OR PRIVATE OPEN SPACE.
- ACCESSORY STRUCTURE HEIGHT IS LIMITED TO ONE-STORY.
- MAXIMUM ROOF HEIGHT IS 15 FT.
- TRELLISES LESS THAN 8 FT. IN HEIGHT, GAZEBOS LESS THAN 60 SQUARE FEET IN AREA, CHILDREN'S PLAY STRUCTURES, AND SIMILAR STRUCTURES ARE NOT CONSIDERED ACCESSORY STRUCTURES.
- ACCESSORY STRUCTURES ARE NOT ALLOWED IN FRONT OR SIDE YARD AREAS.
- ACCESSORY STRUCTURES ARE ALLOWED ONLY IN REAR YARD AREAS.
- DETACHED GARAGE STRUCTURES ARE CONSIDERED ACCESSORY STRUCTURES
  - A MAXIMUM OF ONE (1) DETACHED GARAGE STRUCTURE IS ALLOWED PER LOT.
  - A DETACHED GARAGE STRUCTURE MAY NOT EXCEED A STANDARD 2-CAR GARAGE SIZE OF 450 SQUARE FEET (MEASURED USING THE EXTERIOR BUILDING FOOTPRINT DIMENSIONS), AND MUST MEET THE MINIMUM STANDARDS FOR INTERIOR SPACE FOR AN ATTACHED GARAGE.
  - A DETACHED GARAGE STRUCTURE SQUARE FOOTAGE IS INCLUDED IN THE CALCULATION FOR THE MAXIMUM LOT COVERAGE.
  - DRIVEWAY ACCESS TO THE DETACHED GARAGE STRUCTURE SHALL BE FROM THE SINGLE CURB CUT ACCESS ALLOWED FOR THE ATTACHED GARAGE TO THE PRIMARY STRUCTURE.
  - TOTAL GARAGE AREA, INCLUDING BOTH ATTACHED AND DETACHED, SHALL NOT EXCEED THE TOTAL FINISHED INTERIOR AREA OF THE FIRST FLOOR OF THE PRIMARY DWELLING ON THE LOT, OR A MAXIMUM OF 1,000 SQUARE FEET OF GARAGE AREA, WHICHEVER IS THE SMALLER AREA.

SUSTAINABLE DESIGN

- ALL RESIDENTIAL UNITS SHALL INCORPORATE INDOOR WATER FIXTURES WHICH MEET THE CURRENT PLUMBING CODE.
- (REQ. ELECTIVE) 100% OF HOUSING UNITS SHALL BE DESIGNED TO MEET ENERGY STAR AND WATERSENSE SPECIFICATIONS.
- (REQ. ELECTIVE) ALL HOMES WITH GARAGES WILL FEATURE LEVEL 2 EV CAR CHARGING IN THE GARAGE.
- (REQ. ELECTIVE) 100% OF HOUSING UNITS PRE-WIRED FOR SOLAR PHOTOVOLTAIC SYSTEMS (200 PTS.)

GARAGES

- FOR THREE-CAR GARAGES THE THIRD PARKING SPACE SHALL HAVE A SEPARATE DOOR AND A 2-FT. MINIMUM HORIZONTAL SETBACK FROM THE MAIN GARAGE DOOR. ALL FRONT-LOADED GARAGE DOORS MUST BE SETBACK A MINIMUM OF 4 FEET FROM THE PRIMARY FRONT FACADE OF THE HOUSE. IF BOTH FRONT-LOADED AND SIDE-LOADED GARAGES ARE COMBINED IN A SINGLE MODEL, THE MINIMUM DISTANCE FROM EACH OF THE TWO DOORS TO THE JOINING CORNER SHALL BE 2 FEET.
- GARAGE INTERIOR DIMENSIONS
  - DEPTH - SINGLE AND DOUBLE CAR GARAGES - 22 FT.
  - WIDTH - SINGLE CAR GARAGE - 12 FT.
  - WIDTH - DOUBLE CAR GARAGE - 20 FT.
- GARAGE DOOR MINIMUM DIMENSIONS
  - HEIGHT - 7 FT.
  - WIDTH FOR SINGLE CAR GARAGE DOOR - 8 FT.
  - WIDTH FOR DOUBLE CAR GARAGE DOOR - 16 FT.
- (REQ. ELECTIVE) GARAGE DOOR WINDOWS WILL BE INCORPORATED IN 50% OF RESIDENCES BUILT (75 PTS.)
- (REQ. ELECTIVE) INTERIOR GARAGE AREA OF EACH MODEL INCLUDES 50 SQUARE FEET FOR STORAGE AREA NOT IN THE 22' DEPTH. (300 PTS.)

EXTERIOR DESIGN ELEMENTS, MATERIALS AND COLORS

- PREFERRED ROOF MATERIALS INCLUDE CLAY OR CONCRETE TILES, SLATE, ARCHITECTURAL METAL, MASONITE, ASPHALT COMPOSITION ARCHITECTURAL GRADE (HIGH PROFILE, DIMENSIONAL) ROOFING. CONVENTIONAL ASPHALT (3-TAB) ROOFS ARE DISCOURAGED. A VARIETY OF ROOF FORMS (HIP, GABLE, ETC.), MATERIALS, AND COLOR VARIATIONS ARE ENCOURAGED. CEDAR SHALE MATERIALS ARE NOT ALLOWED.
- ALL EXTERIOR WALL MATERIALS SHALL BE COMPATIBLE WITH ADJACENT/NEIGHBORHOOD HOMES. SUGGESTED MATERIALS INCLUDE MASONITE, BRICK, AND STONE, WHICH MAY INCLUDE QUALITY MANUFACTURED STONES AND VENEERS WITH INTEGRAL COLOR (STACKED PREFERRED OVER ROUNDED). WALL MATERIAL COLORS SHOULD BE NATURAL OR MUTED TONES FOR DOMINATE AREAS WITH BRIGHTER COLORS AS ACCENTS. A VARIETY OF MATERIALS (SIDING, STUCCO, BRICK, AND STONE) AND COLORS ARE STRONGLY ENCOURAGED. LAP SIDING SHALL HAVE A MAXIMUM 9" EXPOSED BOARD FACE. EXCEPTIONS TO THE 9" MAXIMUM EXPOSURE MAY, AT THE CITY'S DISCRETION, BE MADE DEPENDING ON THE ARCHITECTURAL DESIGN OF THE ELEVATIONS. HIGHLY REFLECTIVE MATERIALS ARE NOT ALLOWED.
- ALL THREE-STORY EXTERIOR WALL PLANES SHALL BE DESIGNED WITH PROJECTIONS AND OR RECESSES.
- A HORIZONTAL OFFSET OR PROJECTION/RECESS OF 4 FT. OR GREATER SHALL BE PROVIDED ON THE FRONT ELEVATION OF ALL APPROVED PRIMARY BUILDINGS.
- WINDOWS OF A MINIMUM WIDTH OF 5', A PLANE BREAK OF A MIN. 16" AND A ROOF BREAK ARE REQUIRED ON THE FRONT ELEVATION OF ALL UNITS WITHIN A STREETSCAPE.
- (EXCEPTION) ROOF SLOPES SHALL BE AT A MINIMUM ROOF PITCH OF 4:12 FOR THE ROOFS BELOW EGRESS WINDOWS. 5:12 MINIMUM PITCHES WILL BE PROVIDED ON ALL MAIN RO**OF**S. EXCEPTIONS MAY BE MADE, AT THE CITY'S DISCRETION, FOR UNIQUE ARCHITECTURAL DESIGNS.
- ALL ROOFS SHALL HAVE 18" OVERHANGING EAVES.
- ALL SECOND-STORY (OR FIRST-STORY WALKOUT) DECKS SHALL INCLUDE BRICK OR STONE WRAPPED COLUMNS WHEN ABUTTING STREETS, OPEN SPACE, TRAILS, AND PARKS.
- (REQ. ELECTIVE) ROOF BREAKS WILL OCCUR ON ALL MODELS (50 PTS.)
- (REQ. ELECTIVE) 30% MASONRY ON ALL FOUR SIDES (200 PTS.) EXCLUDE WINDOW AND DOOR AREA FROM THE PERCENTAGE CALCULATION.
- (REQ. ELECTIVE) FRONT PORCHES 80 S.F. MINIMUM WITH 6-FOOT MINIMUM DEPTH AND SIDE OR REAR PATIO (UNOBSTRUCTED 120 S.F. MINIMUM) WILL BE PROVIDED ON 100% OF MODELS (100 PTS.)
- WALL SCONCE LIGHTS ARE REQUIRED ON THE FRONT ELEVATION, MINIMUM OF 2.

ADDITIONAL ARCHITECTURAL STREETSCAPE ENHANCEMENTS:

WHEN A SIDE OR REAR ELEVATION FACES A STREET (LOT TYPES A, B AND C), ONE (1) OF THESE ENHANCEMENTS MUST BE INCORPORATED.

1. PROVIDE AN ARCHITECTURAL MASSING PROJECTION OR RECESS WITH A MINIMUM 2' OFFSET TO BREAK THE STREET FACING FACADE AND EXPRESS AN ARCHITECTURALLY INTERESTING FEATURE.
2. PROVIDE AN ARCHITECTURALLY BROKEN DECK OR BALCONY CONFIGURATION THAT FACES THE STREET AND INCORPORATES A MINIMUM 2' MASSING OFFSET TO PROVIDES VISUAL INTEREST.
3. PROVIDE A MINIMUM 30% GLAZING AND TRANSPARENCY FOR THE STREET FACING FACADE.
4. COMPARED TO THOSE LISTED IN THIS ODP, PROVIDE 300 ADDITIONAL POINTS FROM THE SINGLE-FAMILY DETACHED DESIGN STANDARDS POINTS.

FOR HOMES WITH A GARAGE IN THE FRONT ELEVATION FACING A STREET (LOT TYPES A AND POTENTIALLY C), TWO (2) OF THESE ENHANCEMENTS MUST BE INCORPORATED.

1. PROJECT AN ARCHITECTURAL MASS INCLUDING A LIVING SPACE, DORMER FEATURE OR BALCONY ABOVE THE GARAGE TO PULL VISUAL FOCUS AWAY FROM THE GARAGE.
2. CREATE AN ARCHITECTURALLY INTERESTING STEPPED AND ARTICULATED ENTRY PORCH ON THE FRONT ELEVATION THAT MAY INTEGRATE PLANTERS, RAILS OR SITE WALL FEATURES TO ADD VISUAL INTEREST TO THE ENTRY.
3. PROVIDE A UPGRADED GARAGE DOOR THAT FEATURES FROSTED GLASS, WOOD OR OTHER ENHANCED FACING MATERIALS ON AT LEAST A MAJORITY OF THE DOOR SURFACE.
4. PROVIDE A MINIMUM 3 KW SOLAR PHOTOVOLTAIC SYSTEM
5. CONSTRUCT THE HOME TO MEET THE DEPARTMENT OF ENERGY ZERO ENERGY READY HOME NATIONAL PROGRAM REQUIREMENTS DEMONSTRATED THROUGH 3RD PARTY CERTIFICATE OR VERIFICATION SUBMITTED AT INSPECTION PRIOR TO CERTIFICATE OF OCCUPANCY.
6. PROVIDE A MINIMUM 30% GLAZING AND TRANSPARENCY FOR FRONT FACADE.
7. PROVIDE A MORE SIGNIFICANT ENTRY DOOR THAN A PAINTED, 8' TALL DOOR. THIS MAY INCLUDE ENHANCED SHAPES LIKE ARCHED TOP, LARGER SIZES LIKE DOUBLE DOORS OR MIN. 42" PIVOT DOORS OR INTEGRATING A SIDELIGHT OR TRANSOM.
8. PROVIDE AN ENHANCED DRIVEWAY SURFACE INCLUDING STAMPED/STAINED CONCRETE, PAVERS, OR SIMILAR.
9. TURN THE GARAGE DOOR SO IT IS MORE THAN 15 DEGREES NON-PARALLEL WITH THE STREET.
10. PROVIDE A 12' WIDE OR SMALLER GARAGE DOOR TO LESSEN THE VISUAL IMPACT OF THE GARAGE DOOR.
11. COMPARED TO THOSE LISTED IN THIS ODP, PROVIDE 300 ADDITIONAL POINTS FROM THE SINGLE-FAMILY DETACHED DESIGN STANDARDS POINTS.

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 250
Centennial, CO 80111

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

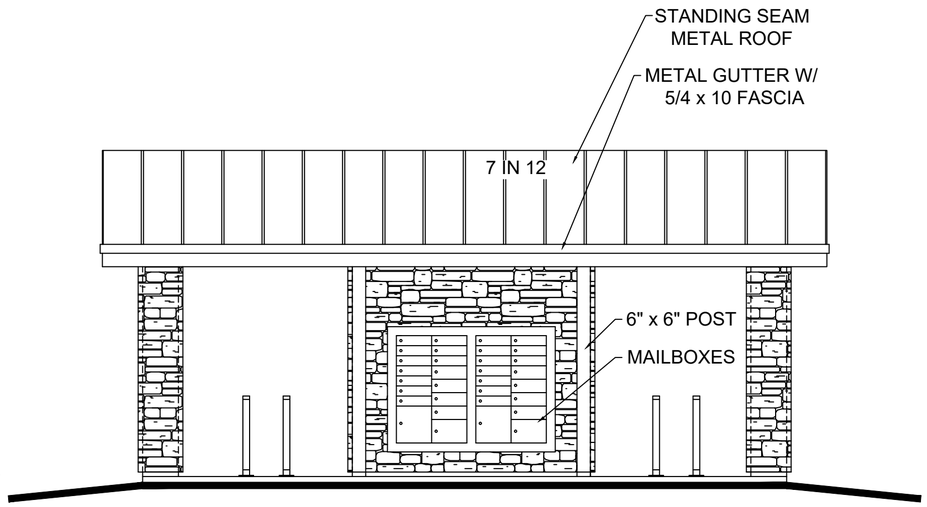
SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

Attachment 2

OFFICIAL DEVELOPMENT PLAN

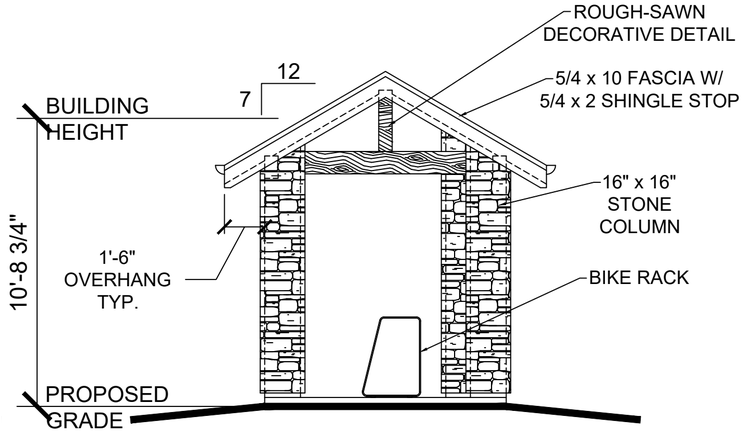
UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 47 OF 51



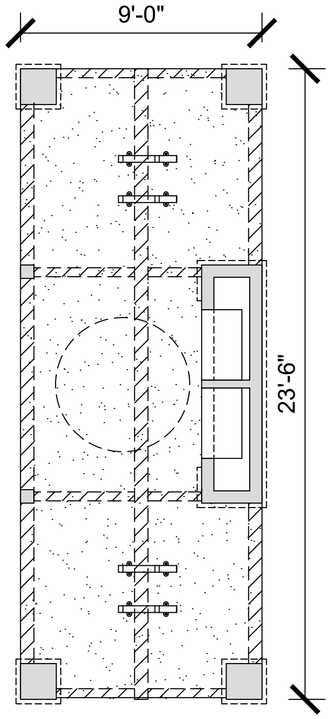
ELEVATION - LEFT

SCALE: 1/4" = 1'-0"



ELEVATION - FRONT

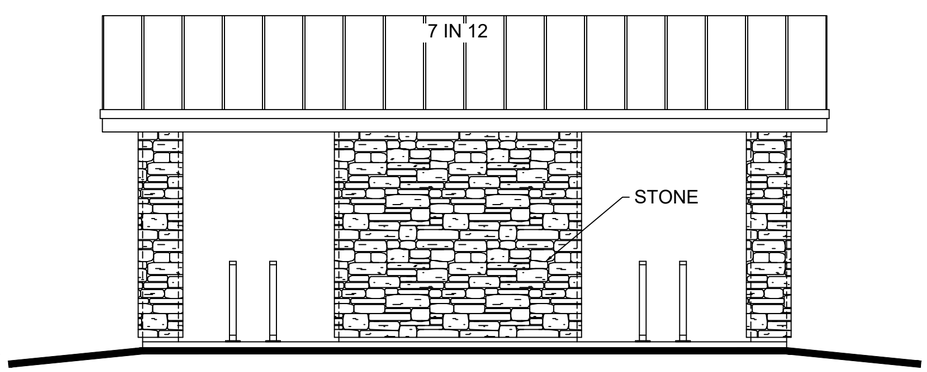
SCALE: 1/4" = 1'-0"



MAIL KIOSK FLOOR PLAN

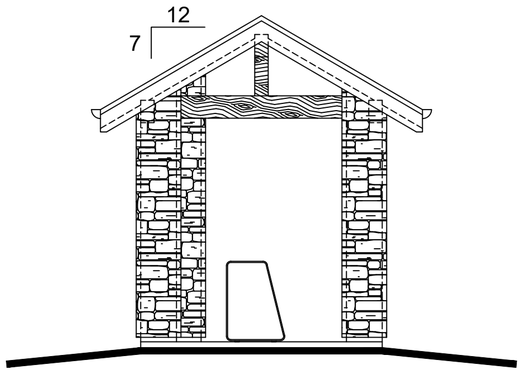
SCALE: 1/4" = 1'-0"

NOTE:
1. SOLAR POWERED LIGHTING WILL BE PROVIDED FOR 100% THE LIGHTING DEMAND



ELEVATION - RIGHT

SCALE: 1/4" = 1'-0"



ELEVATION - REAR

SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"

0 2 4 8

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www.goddensudik.com
5975 S. Quebec Street
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Centennial, CO 80111

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03:12.13.2024
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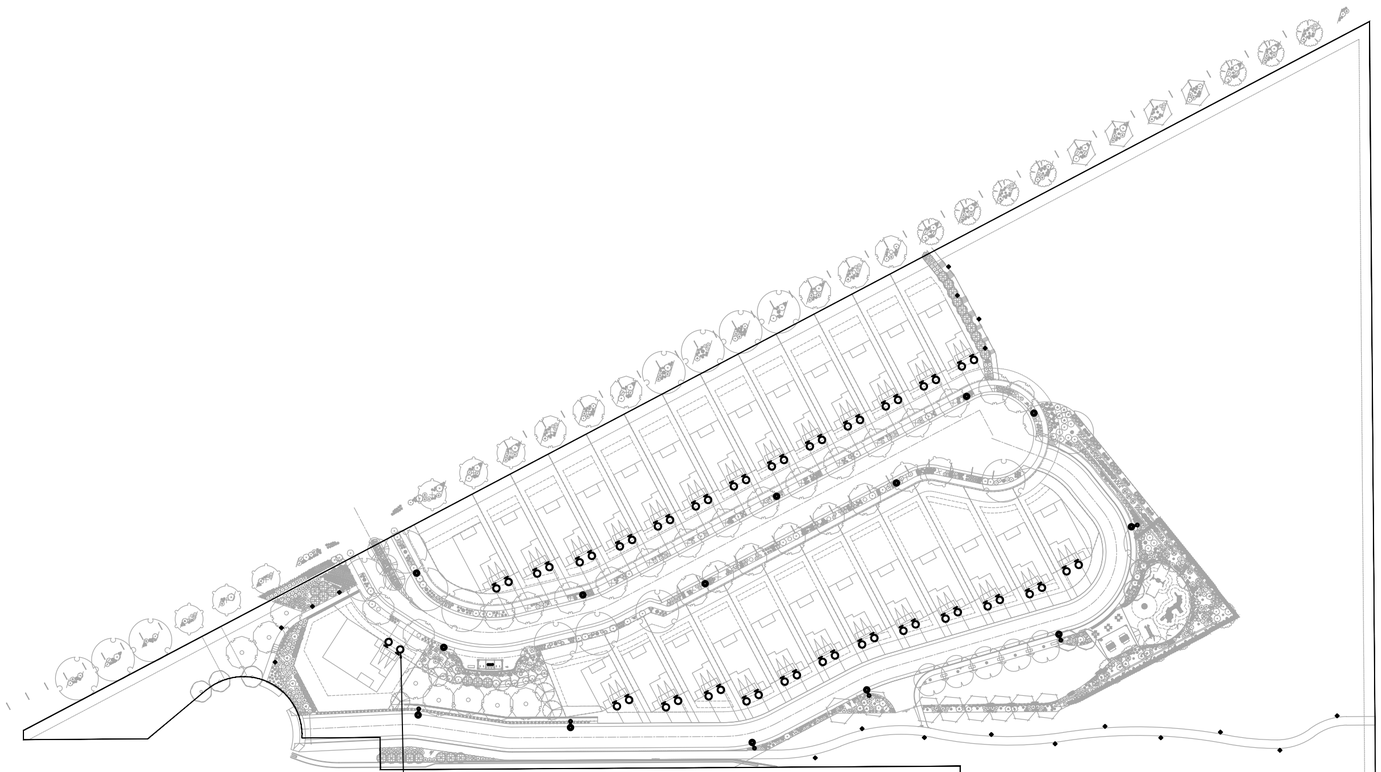
47 OF 51
MAIL KIOSK

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 48 OF 51



TYPICAL, SCONCE LOCATION MAY BE REVISED ONCE BUILDING DESIGN IS SELECTED. SCONCE SPECIFICATION MAY ALSO BE REVISED BASED ON THE ULTIMATE ARCHITECTURAL STYLE THAT IS SELECTED.

1 SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 100'-0"

NORTH

100 0 100 200
SCALE IN FEET

Symbol	Label
⌖	SB
◎	SL1
⦾	SP1
▭	SS
○	SW

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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PHOTOMETRIC

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 49 OF 51

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

NORTH 60 0 60 120

SCALE IN FEET

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 60'-0"

PHOTOMETRY PLAN GENERAL NOTES:

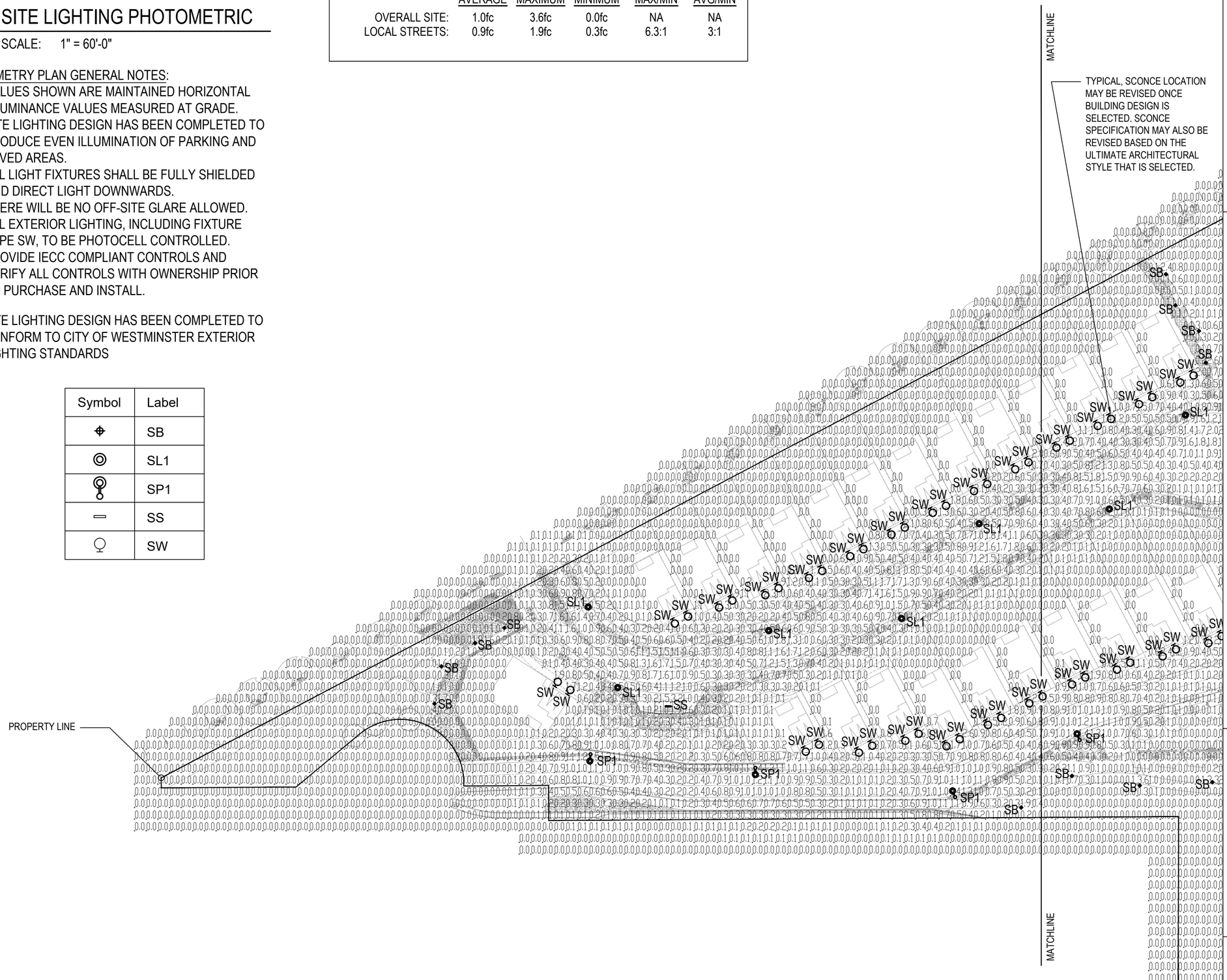
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4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS

Symbol	Label
⌖	SB
◎	SL1
⚲	SP1
▭	SS
♀	SW

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	3.6fc	0.0fc	NA	NA
LOCAL STREETS:	0.9fc	1.9fc	0.3fc	6.3:1	3:1



UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2

OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

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SUB 02: 09.11.2024
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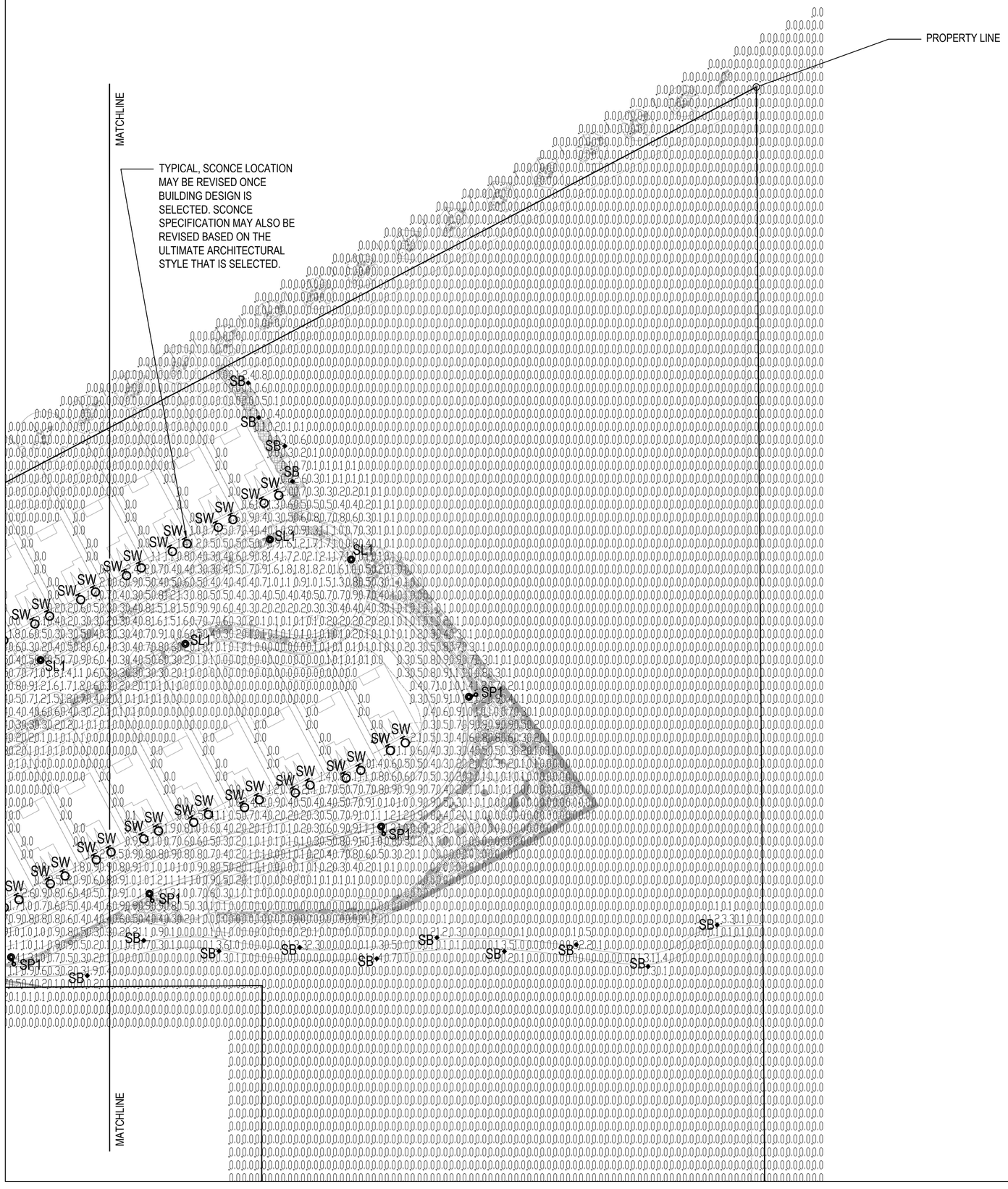
49 OF 51
PHOTOMETRIC

Attachment 2

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 50 OF 51



NORTH

60 0 60 120

SCALE IN FEET

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 60'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF WESTMINSTER EXTERIOR LIGHTING STANDARDS

Symbol	Label
⌖	SB
◎	SL1
⚲	SP1
▭	SS
♀	SW

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
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50 OF 51
PHOTOMETRIC

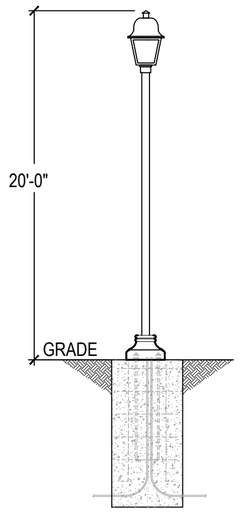
Attachment 2

OFFICIAL DEVELOPMENT PLAN

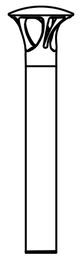
UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 51 OF 51

POLE
TYPE 'SL1' FIXTURE



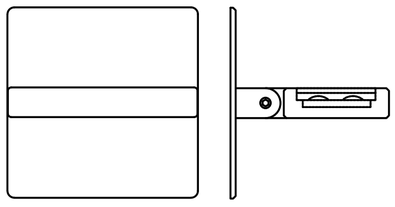
BOLLARD
TYPE 'SB' FIXTURE

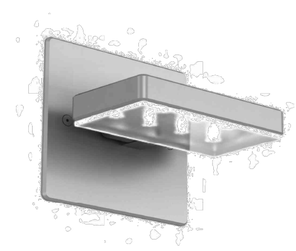


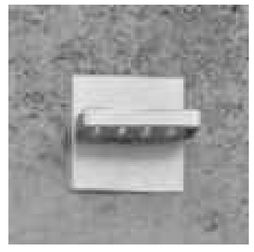
LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
⌖	SB	BOLLARD WALKWAYS	3'-0" AFG	BLACK	INVUE ABB-B1-LED-36-D1- A-BK	LED	1.00	11W	FULL CUTOFF
◎	SL1	STREETLIGHT LOCAL STREETS	20'-0" AFG	BLACK	GE EPST-02-06-B-40- X-A-BLCK	LED	0.70	54W	FULL CUTOFF
⚲	SP1	SITE POLE ALLEYS	20'-0" AFG	BLACK	INVUE EMM-E02-LED-E1-T3- SR-SN-BK-7030-VA6109	LED	1.00	52W	FULL CUTOFF
▬	SS	SOLAR STRIP LIGHT MAIL KIOSKS	10'-0" AFG	WHITE	SOLAR PATH SP-XL-A-1-X-12W-3- 30K-X-WH-X	LED	1.00	12W	FULL CUTOFF
⚲	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000- UNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF

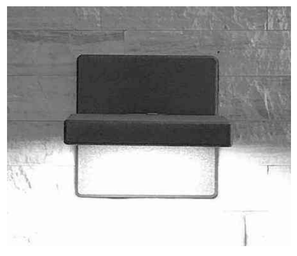
WALL SCONCE
TYPE 'SW' FIXTURE
PROFILE VIEW SIDE VIEW



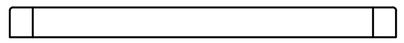




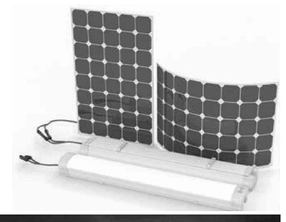




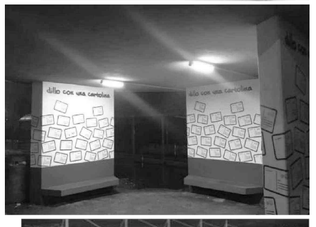
SOLAR STRIP LIGHT
TYPE 'SS' FIXTURE
PROFILE VIEW SIDE VIEW









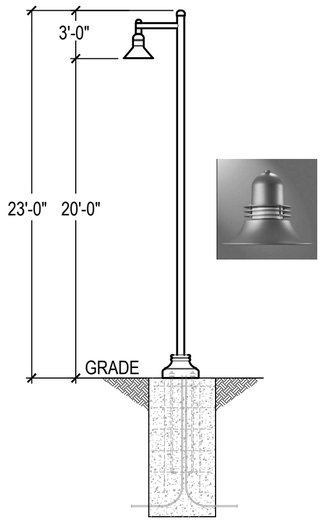








TYPE 'SP1' FIXTURE



STUDIO LIGHTNING
63 SUNSET DR.
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303.242.1572

UPLANDS

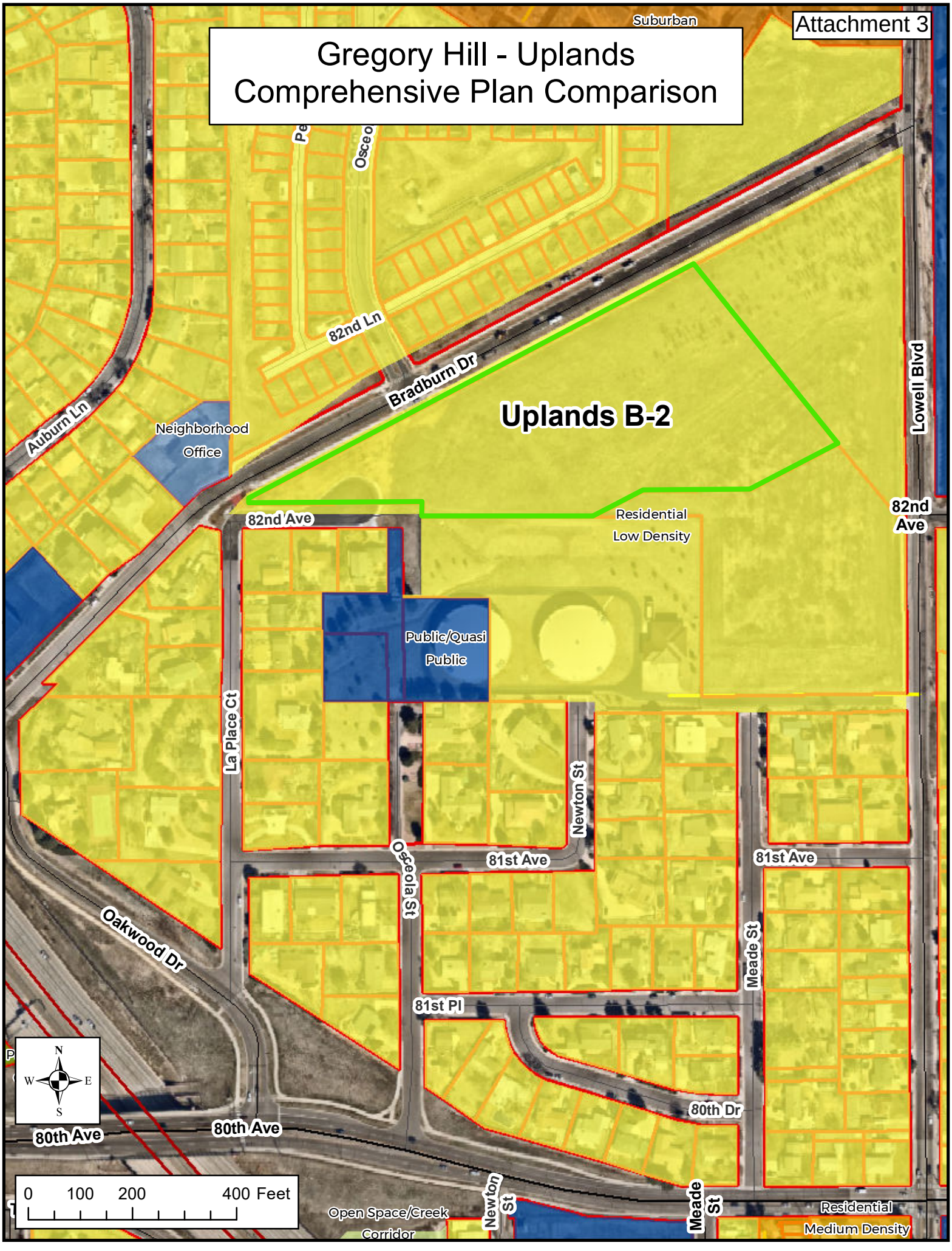
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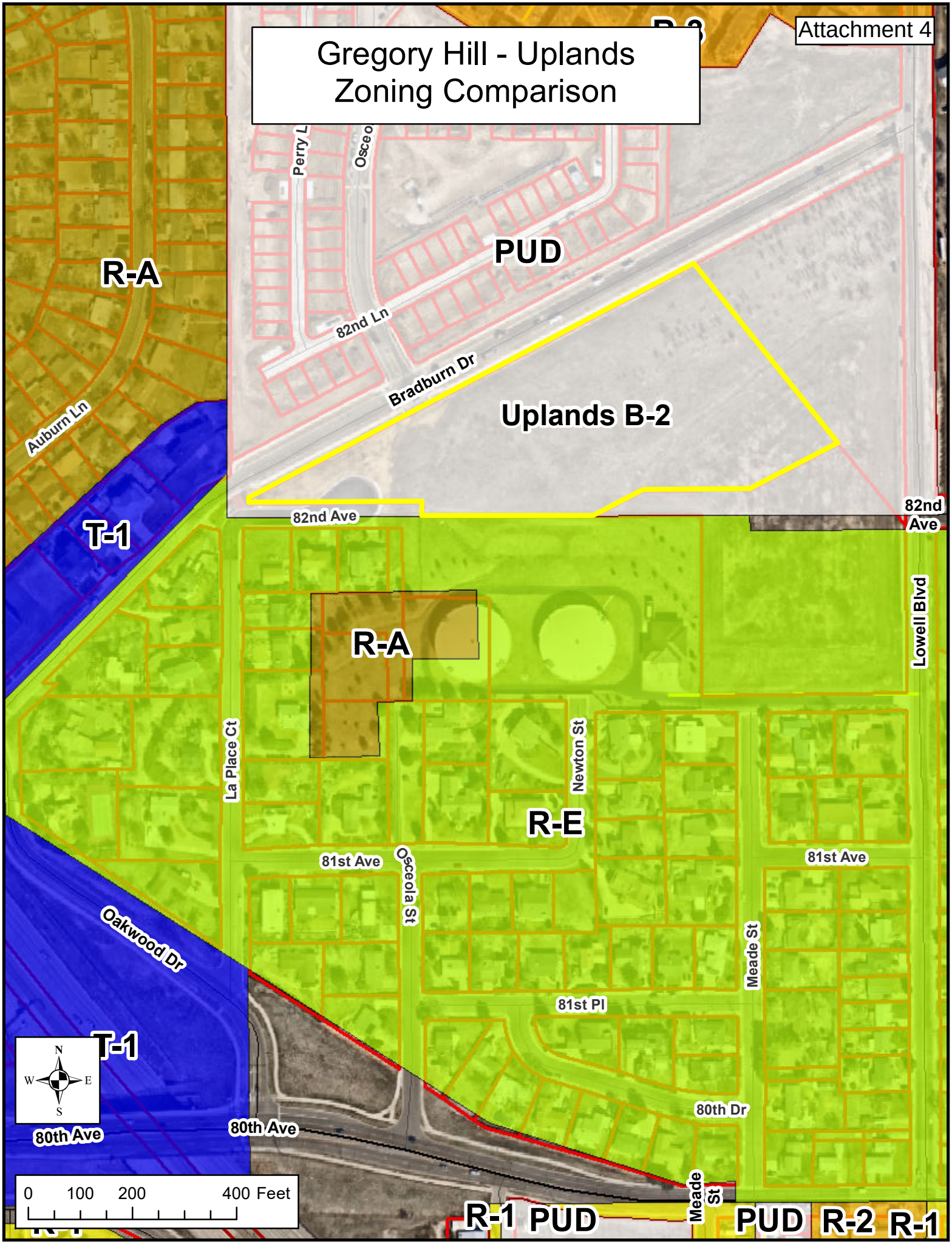
UPLANDS FILING NO. 2
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OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

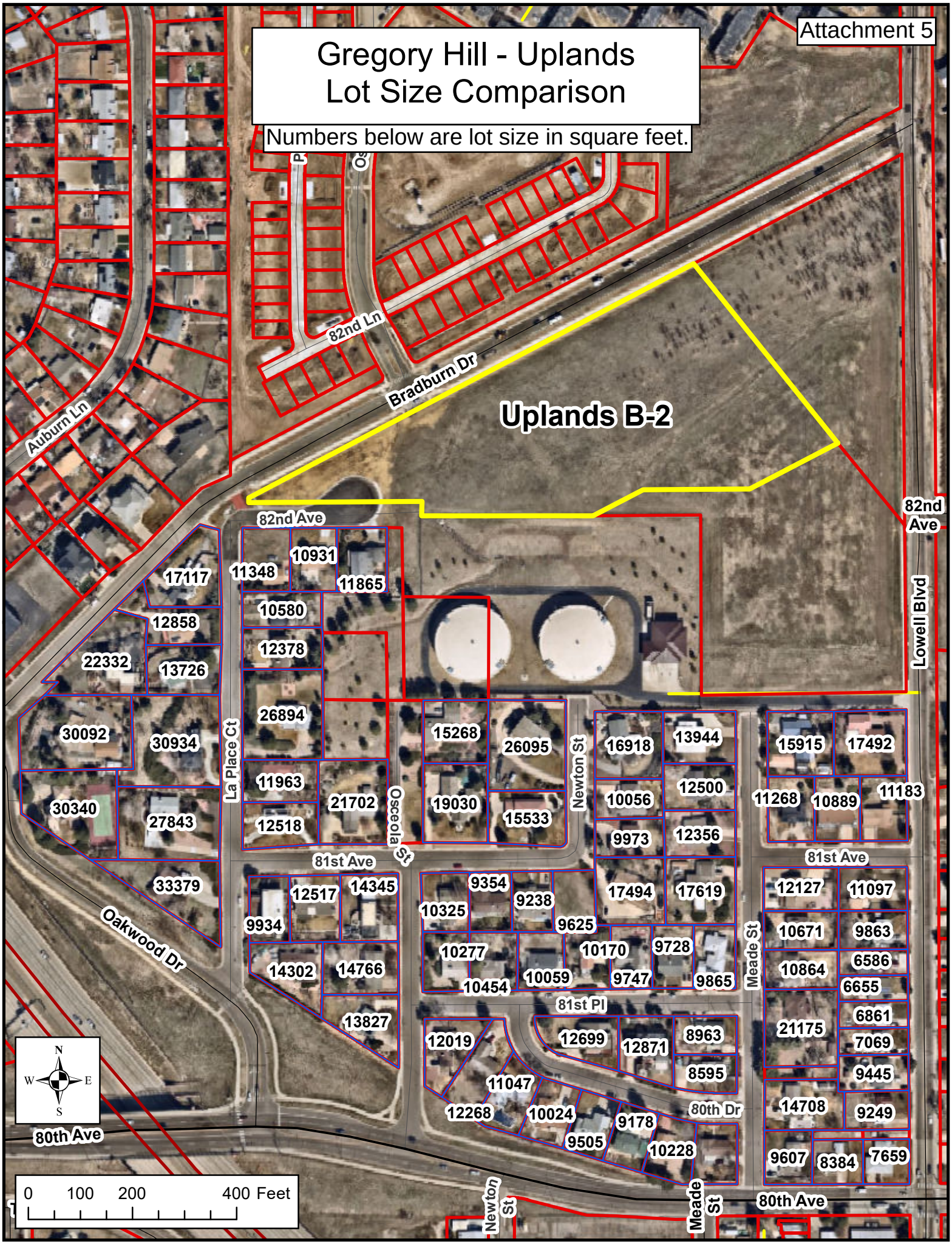
OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025


Attachment 3
Gregory Hill - Uplands
Comprehensive Plan Comparison
Suburban
Uplands B-2
Residential
Low Density
Neighborhood
Office
Public/Quasi
Public
Bradburn Dr
82nd Ln
Auburn Ln
Lowell Blvd
82nd Ave
La Place Ct
Newton St
Osceola St
81st Ave
Oakwood Dr
Meade St
81st Pl
80th Dr
80th Ave
Open Space/Creek
Corridor
Residential
Medium Density
N
W
E
S
0
100
200
400 Feet


Attachment 4
Gregory Hill - Uplands
Zoning Comparison
PUD
R-A
82nd Ln
Bradburn Dr
Uplands B-2
Auburn Ln
T-1
82nd Ave
82nd
Ave
R-A
Lowell Blvd
La Place Ct
Newton St
R-E
81st Ave
Osceola St
81st Ave
Oakwood Dr
Meade St
81st Pl
T-1
N
W
E
S
80th Dr
80th Ave
80th Ave
0
100
200
400 Feet
Meade St
R-1
PUD
PUD
R-2
R-1


Attachment 5
Gregory Hill - Uplands
Lot Size Comparison
Numbers below are lot size in square feet.
Uplands B-2
Bradburn Dr
82nd Ln
Auburn Ln
82nd Ave
82nd Ave
Lowell Blvd
La Place Ct
Osceola St
Newton St
Meade St
81st Ave
81st Ave
81st Pl
80th Dr
80th Ave
80th Ave
Oakwood Dr
17117
11348
10931
11865
10580
12858
12378
22332
13726
26894
30092
30934
30340
27843
11963
12518
21702
33379
15268
26095
19030
15533
16918
13944
12500
10056
9973
12356
17494
17619
15915
17492
11268
10889
11183
12127
11097
10671
9863
10864
6586
6655
6861
21175
7069
9445
14708
9249
9607
8384
7659
12517
14345
9934
14302
14766
13827
9354
9238
10325
9625
10277
10170
9728
10454
10059
9747
9865
12019
12699
12871
8963
8595
11047
12268
10024
9178
9505
10228
N
W
E
S
0
100
200
400 Feet

WESTMINSTER COLORADO

Gregory Hill Setback Comparison Table

Address Number		Street Name	Street Type	Subdivision	Parcel Area	Front Setback	Left Side Setback	Right Side Setback	Rear Setback	Lot configuration	Unusual setbacks	Vehicular acces configuration
3870	W	82nd	Ave	Observatory Addition to Westminster - Resubdivide part Block Park	11865	30	18	16	20			Front-loaded garage
8150		Bradburn	Dr	The Observatory Addition to Westminster	22332	28	30	74	29	Unusual lot shape		Side-loaded garage
8161		La Place	Ct	The Observatory Addition to Westminster	13726	50	16.5	28	24			Side-loaded garage
8125		Lowell	Blvd	The Observatory Addition to Westminster	17492	51	3	52	16			Front-loaded garage
8120		Meade	St	The Observatory Addition to Westminster	15915	23	31	16	48			Front-loaded garage
8120		La Place	Ct	The Observatory Addition to Westminster	11963	32	28	10	49			Side-loaded garage
3795	W	81st	Ave	Bryant Park Subdivision	19030	51	20	29	25			Side-loaded garage
8120		Newton	St	The Observatory Addition to Westminster	10056	26	10	11	43			Front-loaded garage
3645	W	81st	Ave	Mundhenkes Subdivision, Lot 2	10889	27	13	12	55			Front-loaded garage
3661	W	81st	Ave	Mundhenkes Subdivision, Lot 1	11268	39	14	18	44			Front-loaded garage
3755	W	81st	Ave	The Observatory Addition to Westminster	15533	34	42	28	18			Side-loaded garage

8101		Meade	St	The Observatory Addition to Westminster	12356	58	12	25	32			Front-loaded garage
8110		Newton	St	The Observatory Addition to Westminster	9973	20	12	13	50			Side-loaded garage
8095		Meade	St	The Observatory Addition to Westminster	17619	52	7	53	21			Front-loaded garage
8090		Newton	St	The Observatory Addition to Westminster	17494	18.5	39	19	20	Unusual lot shape		Side-loaded garage
3788	W	81st	Ave	Observatory Heights Subdivision	9354	33	7	11	33			Front-loaded garage
8090		Osceola	St	Observatory Heights Subdivision	10325	28	24	29	34			Front-loaded garage
8090		Meade	St	The Observatory Addition to Westminster	12127	35	11	19	52			Side-loaded basement garage
8061		Osceola	St	Observatory Heights Subdivision	14345	49	26	14	30			Front-loaded garage
3880	W	81st	Ave	Observatory Heights Subdivision	12517	30	10	18	48			Front-loaded garage
8090		La Place	Ct	Observatory Heights Subdivision	9934	14	25	24	21		30 feet from sidewalk	Front-loaded garage
8080		Meade	St	The Observatory Addition to Westminster	10671	38	9	11	64			Front-loaded
8069		Meade	St	Observatory Heights Subdivision	9865	24	22	30	6			Side-loaded basement garage
3721	W	81st	Pl	Observatory Heights Subdivision	9728	28	7	9	60			Front-loaded garage
3727	W	81st	Pl	Observatory Heights Subdivision	9747	26	13	6	36			Front-loaded garage
3751	W	81st	Pl	Observatory Heights Subdivision	10454	27	15	13	49			Front-loaded garage
3761	W	81st	Pl	Observatory Heights Subdivision	10277	29	8	34	48			Front-loaded garage

8070		Meade	St	The Observatory Addition to Westminster	10864	33	12	12	82			Front-loaded garage
8071		Lowell	Blvd	The Observatory Addition to Westminster	6586	39	5	7	25			Front-loaded
8061		Lowell	Blvd	The Observatory Addition to Westminster	6655	42	6	5	52			Front-loaded
8051		Lowell	Blvd	The Observatory Addition to Westminster	6861	40	3	3	65			Front-loaded
8051		Meade	St	Observatory Heights Subdivision	8963	27	16	23	38			Side-loaded garage
8041		Lowell	Blvd	The Observatory Addition to Westminster	7069	37	6	10	54			Front-loaded
3726	W	80th	Dr	Observatory Heights Subdivision	9505	33	10	13	27			Front-loaded garage
3607	W	80th	Ave	The Observatory Addition to Westminster	8384	32	58	13	31			Front-loaded detached garage
3601	W	80th	Ave	The Observatory Addition to Westminster	7659	23	40	0	18			Front-loaded basement garage
8101		La Place	Ct	Observatory 2nd Addition, Final Plat	27843	80	15	69	55			Side-loaded garage
0				Observatory Heights Subdivision	9625							Vacant
8019		Lowell	Blvd	The Observatory Addition to Westminster	9445	40	6	15	59			Front-loaded garage
8000		Meade	St	The Observatory Addition to Westminster	9607	28	27	24	29			Front-loaded garage
3615	W	81st	Ave	Mundhenkes Subdivision, Lot 3	11183	27	32	7	61			Front-loaded garage
8135		La Place	Ct	Observatory 2nd Addition, Final Plat	30934	48	56	36	79			Front-loaded garage

8085		Lowell	Blvd	The Observatory Addition to Westminster	9863	39	16	18	55			Front-loaded
3702	W	80th	Dr	Observatory Heights Subdivision	9673	28	10	26	38			Side-loaded basement garage
8121		Meade	St	The Observatory Addition to Westminster	13944	67	15	25	26			Front-loaded garage
3735	W	81st	Pl	Observatory Heights Subdivision	10170	30	12	24	28			Front-loaded garage
3742	W	80th	Dr	Observatory Heights Subdivision	11047	32	5	20	48	Unusual lot shape		Front-loaded garage
8190		Bradburn	Dr	The Observatory Addition to Westminster	17117	40	10	47	10	Unusual lot shape		Front-loaded garage
3778	W	81st	Ave	Observatory Heights Subdivision	9238	31	12	7	26			Front-loaded garage
8031		Osceola	St	Observatory Heights Subdivision	13827	41	20	19	56	Unusual lot shape		Front-loaded garage
3764	W	81st	Pl	Observatory Heights Subdivision	12019	16	20	22	20	Unusual lot shape		Front-loaded garage
8162		La Place	Ct	Observatory Addition to Westminster - Resubdivide part Block Park	12378	48	5	5	68			Front-loaded
8041		Osceola	St	Observatory Heights Subdivision	14766	35	12	15	74			Front-loaded garage
3703	W	80th	Dr	Observatory Heights Subdivision	8595	27	30	29	14	Unusual lot shape		Side-loaded garage
0				Observatory Addition to Westminster - Resubdivide part Block Park	11348							N/A
3720	W	81st	Pl	Observatory Heights Subdivision	12871	21	10	17	41	Unusual lot shape		Front-loaded garage
8150		La Place	Ct	The Observatory Addition to Westminster	26894	60	60	58	30			Side-loaded garage

3734	W	80th	Dr	Observatory Heights Subdivision	10024	38	8	9	30			Front-loaded
8172		La Place	Ct	Observatory Addition to Westminster - Resubdivide part Block Park	10580	44	9	14	77			Side-loaded garage
8095		La Place	Ct	Observatory 2nd Addition, Final Plat	33379	60	11	12	11	Unusual lot shape		Front-loaded garage
8100		La Place	Ct	The Observatory Addition to Westminster	12518	40	33	9	64			Side and front-loaded
8095		Lowell	Blvd	The Observatory Addition to Westminster	11097	35	27	5	17			Front-loaded garage
3750	W	81st	Pl	Observatory Heights Subdivision	12699	14	19	21	19	Unusual lot shape		Front-loaded garage
8050		La Place	Ct	Observatory Heights Subdivision	14302	53	35	21	21	Unusual lot shape		Front-loaded garage
8015		Lowell	Blvd	The Observatory Addition to Westminster	9249	38	7	29	49			Front-loaded
8150		Newton	St	The Observatory Addition to Westminster	16918	24	35	15	48			Front-loaded garage
3741	W	81st	Pl	Observatory Heights Subdivision	10059	31	0	7	40			Front-loaded garage
3880	W	82nd	Ave	Observatory Addition to Westminster - Resubdivide part Block Park	10931	30	11	20	38			Front-loaded garage
8171		La Place	Ct	The Observatory Addition to Westminster	12858	80	10.5	16	55	Unusual lot shape		Front-loaded garage
8120		Osceola	St	Bryant Park Subdivision	15268	0	47	5	60		40 feet to street	Alley-loaded front garage
8111		Meade	St	The Observatory Addition to Westminster	12500	53	13	26	37			Front-loaded garage

3803	W	81st	Ave	Bryant Park Subdivision	21702	30	16	41	57			Side-loaded garage
8060		Meade	St	The Observatory Addition to Westminster	21175	34	63	9	62			Front-loaded garage
8040		Meade	St	The Observatory Addition to Westminster	14708	33	29	7	79			Front-loaded garage
3710	W	80th	Dr	Observatory Heights Subdivision	10228	33	12	26	26			Front-loaded garage
3718	W	80th	Dr	Observatory Heights Subdivision	9178	31	8	25	33			Front-loaded
8000		Bradburn	Blvd	Observatory 2nd Addition, Final Plat	30340	6	6	18	79	Unusual lot shape	50 feet to street	Front-loaded garage
8140		Bradburn	Dr	Observatory 2nd Addition, Final Plat	30092	51	26	27	36			Side-loaded garage
8161		Newton	St	The Observatory Addition to Westminster	26095	47	27	76	32			Side-loaded garage
3750	W	80th	Dr	Observatory Heights Subdivision	12268	36	3	13	77	Unusual lot shape		Front-loaded garage

Average	**13499**	**36**	**19**	**21**	**41**
Minimum	6586	0	0	0	6
Maximum	33379	80	63	76	82
Median	11308	33	13	18	38
Mode	#N/A	30	12	13	48

Uplands Filing 2, Block 2 Proposed Lot Sizes

Lot Number	Parcel Area
1	6592
2	4598
3	4946
4	5000
5	5000
6	5000
7	5000
8	5000
9	5000
10	5000
11	5000
12	5000
13	4878
14	5205
15	4907
16	5728
17	5735
18	5407
19	5095
20	4963
21	4960
22	4937
23	4627
24	4079
25	5229
26	9196

Average	**5234**
Minimum	4079
Maximum	9196
Median	5000
Mode	5000

Attachment 7

UPLANDS

APPLICATION FOR OFFICIAL DEVELOPMENT PLAN

UPLANDS FILING NO. 2, BLOCK 2
(PLANNING AREA B(2))

Detailed Summary of Conformance with Standards for Approval

City of Westminster Planning Commission and City Council
June 24, 2025, and August 11, 2025

Revised July 15, 2025

OFFICIAL DEVELOPMENT PLAN

[Seeking approval of an Official Development Plan for Uplands Filing No. 2, Block 2 (Uplands Planning Area B(2))]

Section 11-5-15, W.M.C. sets forth the applicable standards that the City Council must consider when reviewing an application for approval of an Official Development Plan. This summary addresses how the proposed Official Development Plan for Uplands Filing No. 2, Block 2 (Uplands Planning Area B(2)) meets these standards of approval.

1. Section 11-5-15(A)(1), W.M.C. provides the following condition of approval: *"The plan is in conformance with all City Codes, ordinances, and policies."*

The proposed Official Development Plan (ODP) meets this standard because it is in conformance with all City Codes, ordinances and policies, including the 2013 Comprehensive Plan (as Amended in 2015), the 2040 Comprehensive Plan, the 2023 Housing Needs Assessment and the WMC Title XI Land Development and Growth Procedures, except as noted and justified in 11-4-15(A)(4) below. Please find detailed explanations below of how the proposed ODP is in conformance with each of the following:

- 2013 Comprehensive Plan (As Amended in 2015) – the proposed ODP is consistent with the vision, policies and intent of the 2013 Comprehensive Plan, as Amended in 2015 (the '2013 Comp Plan').
    - Vision and Guiding Principles – the 2013 Comp Plan includes an overall vision and guiding principles to provide a foundation for development in Westminster, including the following specific principles listed below:
        - Comprehensive, Integrated Parks and Open Space System

          The proposed ODP is in compliance with this guiding principle because it complies with the park and open space requirements outlined in the Uplands PDP. The PDP includes specific requirements for the 4% publicly accessible private parks and open space, Public Land Dedication (PLD), preservation of View Corridors as well as the City's general goals of a great and connected trail system. The proposed ODP includes a 7.6% publicly accessible private park, accommodates 3.77 acres of public land dedication along Lowell Boulevard and 3.28 acres of view corridor at the southwest corner of Lowell Boulevard and Bradburn Drive that have been dedicated to the City, and provides the sidewalk and trail network outlined in the PDP.

        - Balanced Housing Mix

          The proposed ODP is in compliance with this guiding principle because it complies with the Uplands PDP. The PDP includes a principle that Uplands include a range of complementary uses and intensities, providing diverse housing types and sizes to meet the individual character of each parcel and its context. The proposed ODP provides additional housing diversity within Uplands through for-sale custom / semi-custom detached homes that are designed to meet the individual character of the site as well as create a transition in density from the approved attached & detached homes to the north in Uplands PA-B(1) to the low-density single-family detached homes to the south.

        - Environmental Stewardship and Water Resource Management Program

          The proposed ODP is in compliance with this guiding principle because it complies with the sustainability requirements outlined in the PDP. The PDP requires all SFD homes comply with EnergyStar and WaterSense, that all SFD homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as 'solar ready'. All three of these requirements are met with the proposed ODP. Further, the proposed landscape plan includes

high water turf areas covering approximately 6.8% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations. All tree lawns consist of low water use shrub material and turf blends. The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

- Land Use Goals and Policies

  - LU-G-7 – Provide opportunities for a range of housing types and affordability to accommodate all incomes, lifestyle and age groups within the City.

    The proposed ODP is in compliance with this goal because it complies with the Uplands PDP, which provides a range of housing types, at a variety of price points, across the full Uplands master plan. Specific to Planning Area B(2), the proposed ODP provides custom / semi-custom for-sale front-loaded single-family detached homes, within the limits defined in the PDP. These homes contribute to the full range of housing types offered at Uplands to provide opportunities for all incomes, lifestyles and age groups within the City.

  - LU-P-1 – Ensure land uses are consistent with the Comprehensive Plan Land Use Diagram in Figure 2-2 and land use classifications in Section 2.2.

    The proposed ODP is in compliance with this policy because it complies with the Uplands PDP, which establishes densities and land use classifications in compliance with the 2013 Comp Plan. The 2013 Comprehensive Plan designates the planning area as R-5 Residential, which is intended to provide single family residences (detached and attached), duplexes, patio homes, townhomes and condominiums. The PDP further restricts the allowed land uses to only single family detached homes.

	2013 Comp Plan	**Uplands PDP**	**PA-B(2) ODP**
Allowed Uses	SFD SFA Duplexes Patio Homes Townhomes Condominiums	SFD	SFD

  - LU-P-3 – Ensure that new development is consistent with minimum and maximum intensities and densities for development. Residential densities are calculated using the gross acreage of the site, excluding land area within 100-year flood plains.

    The proposed ODP is in compliance with this policy because it complies with the Uplands PDP, which establishes densities and land use classifications in compliance with the 2013 Comp Plan. The 2013 Comprehensive Plan designates the planning area as R-5 Residential, which allows up to 5.0 dwelling units per gross acre. The PDP further restricts the allowed density to better transition to the low-density single family homes to the south.

	2013 Comp Plan	Uplands PDP	PA-B(2) ODP
Maximum Density	5.0 du/ac (gross)	1.0-2.0 du/ac (gross)	1.97 du/ac (gross)

- LU-P-4 – Ensure that adequate infrastructure and public services are available for new development. Evaluate the impact of new development to the City's future water supply, considering land use, intensity and proposed conservation measures.

  The proposed ODP is in compliance with this policy because it complies with the Uplands PDP (and associated Master Utility Study and Phase I Drainage Report), which established the infrastructure and public services needed for development. The proposed ODP provides the required improvements (either within this ODP or previously approved infrastructure CDs). These improvements include:

  - Strengthening and enhancing the existing water network
  - Strengthening and enhancing the existing sanitary sewer network
  - Providing sufficient drainage improvements to route, treat and attenuate stormwater run-off from this neighborhood and adjacent land. Additional drainage improvements are provided, reducing the amount of runoff seen in the existing condition.

  Additionally, the proposed land use plan and intensity creates a transition in density between adjacent uses while considering public open space and water conservation. The gross density of the B(2) neighborhood is generally consistent with the gross density of the Gregory Hill neighborhood to the south, but locates much of the neighborhood's landscape area in public land dedication and view corridors in place of private yards. Ultimate designs of the public land dedication and the view corridors will be led by the City and are anticipated to use current water conservation design practices and comply with the Uplands performance standards for landscape. The performance standards include utilizing xeric principles in accordance with the City's Landscape Regulations and limiting turf.

- Transportation and Circulation Goals and Policies

  - T-P-8 – Require new development to provide traffic improvements necessary to accommodate trips generated by the project without significantly reducing existing levels of service on affected roadways.

    The proposed ODP is in compliance with this policy because it generally complies with the Uplands PDP and Master Traffic Impact Study, which established the street sections and associated improvements needed for development. The proposed ODP provides the required improvements (either within this ODP or previously approved infrastructure CDs). These improvements include:

- Additional parking (Bradburn Drive) and bike lanes (Lowell Boulevard) to existing streets

- Creation of new streets / revision to existing intersections for a more functional overall transportation network

- Creation of new sidewalks, trail connections and tree lawns

- Existing street capacities are improved, and levels of services have been analyzed and meet the City's requirements and acceptance

Additionally, the proposed ODP accommodates the completed disconnection of LaPlace Court from Bradburn Drive, per guidance from City staff, to address existing challenges with traffic movements and to prevent additional traffic from the proposed neighborhood being absorbed along LaPlace Court, which is a local street.

- T-P-9 – Complete and enhance the pedestrian network with an interconnected system of walkways and trails, continuous sidewalks on both sides of the street and pedestrian crossings and connections between existing and new development.

  The proposed ODP is in compliance with this policy because it generally complies with the Uplands PDP and Master Traffic Impact Study, which established the street sections and associated improvements needed for development. The proposed ODP includes the following trail and sidewalk improvements:

  - Adding 5-foot sidewalk connections between the W 82nd Avenue cul-de-sac and Osceola Way and between Osceola Way and Bradburn Drive

  - Providing an east/west 8-foot multi-use trail from 82nd Avenue to Lowell Boulevard, linking the existing neighborhood through the Public Land Dedication.

  - Adding internal sidewalk connections:

    - East/west walks along both sides of Osceola Way

    - A north/south walk connecting Osceola Way walks to the publicly accessible private park

    - Minor internal connections

  - Although not part of this ODP, walk improvements are proposed/ currently under construction along Lowell Boulevard and along Osceola Street within B(1), completing the pedestrian circulation around this proposed neighborhood. These critical connections link together the existing Gregory Hill neighborhood, Shaw Heights neighborhood, and Belleview Christian School.

- City Identity and Design
    - CID-G-11 – Encourage sustainable design practices in all aspects of physical planning in the city, with a focus on site, landscape and building design.

      The proposed ODP is in compliance with this goal because it complies with the sustainability requirements outlined in the PDP. The PDP requires all SFD homes comply with EnergyStar and WaterSense, that all SFD homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as 'solar ready'. All three of these requirements are met with the proposed ODP. Further, the proposed landscape plan includes high water turf areas covering approximately 6.8% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations All tree lawns consist of low water use shrub material and turf blends. The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

      Additionally, the proposed land use plan and intensity creates a transition in density between adjacent uses while considering public open space and water conservation. The gross density of the B(2 neighborhood is generally consistent with the gross density of the Gregory Hill neighborhood to the south, but locates much of the neighborhood's landscape area in public land dedication and view corridors in place of private yards. Ultimate designs of the public land dedication and the view corridors will be led by the City and are anticipated to use current water conservation design practices and comply with the Uplands performance standards for landscape. The performance standards include utilizing xeric principles in accordance with the City's Landscape Regulations and limiting turf.

    - CID-P-20 – Ensure that designated view corridors are integrated into planning for new development. Preservation of view corridors may require dedication of land, building or upper story setbacks and modified building orientation and placement.

      The proposed ODP is in compliance with this policy because it is consistent with the view preservation design standards within the Uplands PDP, which state that view corridors identified in the Comprehensive Plan shall be preserved and that the main intent is to preserve the views that can be seen from public spaces. This neighborhood plan complies because it accommodates the 3.28 acres of View Corridor at the southwest corner of Lowell Boulevard and Bradburn Drive that have been dedicated to the City, preserving the northwesterly view of the Front Range from Lowell Boulevard. This location and size are consistent with the Uplands PDP and shown in the before/after visual renderings included in this project's submittal packages.

- Parks, Recreation, Libraries and Open Space
    - PRLO-P-1 – As new development occurs, evaluate opportunities for development of new parks, facilities and programs to ensure that addition of new population in the city does not adversely impact the city's existing quality and level of parks, recreation and library services.

The proposed ODP is in compliance with this policy because it complies with the park and open space requirements outlined in the Uplands PDP. The PDP includes specific requirements for the 4% publicly accessible private parks and open space, Public Land Dedication (PLD), preservation of View Corridors as well as the City's general goals of a great and connected trail system. The proposed ODP includes a 7.6% publicly accessible private park, accommodates 3.77 acres of public land dedication along Lowell Boulevard and 3.28 acres of view corridor at the southwest corner of Lowell Boulevard and Bradburn Drive that have been dedicated to the City, and provides the sidewalk and trail network outlined in the PDP.

- PRLO-P-4 – Ensure that all new residential development continues to contribute to the provision and maintenance of adequate parks, recreation facilities and open space to meet the needs of its new residents.

  The proposed ODP is in compliance with this policy because it complies with the park and open space requirements outlined in the Uplands PDP. The PDP includes specific requirements for the 4% publicly accessible private parks and open space, Public Land Dedication (PLD), preservation of View Corridors as well as the City's general goals of a great and connected trail system. The proposed ODP includes a 7.6% publicly accessible private park, accommodates 3.77 acres of public land dedication along Lowell Boulevard and 3.28 acres of view corridor at the southwest corner of Lowell Boulevard and Bradburn Drive that have been dedicated to the City, and provides the sidewalk and trail network outlined in the PDP.

- Public Utilities and Services

  - PU-P-2 – Ensure that new development does not result in water demand that exceeds the city's existing water supply. Proposed developments that exceed the water demand associated with the property's Comprehensive Plan land use designation will be evaluated on a case-by-case basis to ensure the city's water supply is not impacted.

    The proposed ODP is in compliance with this policy, because it complies with the Uplands PDP (and associated Master Utility Study and Phase I Drainage Report), which established the infrastructure and public services needed for development. During the PDP review, Water Supply had been budgeted for this project (at an even higher density) since the 2013 Comprehensive Plan was adopted. At time of initial application in 2018, the City provided the proposed Uplands project with a water budget of 778 Acre Feet. The initial water usage studies as reviewed by City engineering staff show that the Uplands project as designed will beat that water budget by roughly 18%. The design of the "backbone infrastructure" is outlined in the approved PDP and approved Major Infrastructure CDs. The proposed ODP assumes the construction of the "backbone infrastructure" outlined in the PDP and MODP, which is currently underway.

  - PU-P-15 – Require new development to provide any needed storm drains and drainage facility improvements or expansions to the City's drainage system.

The proposed ODP is in compliance with this policy because it complies with the Uplands PDP (and associated Phase I Drainage Report), which established the infrastructure and public services needed for development. The proposed ODP provides the required improvements (either within this ODP or the approved master infrastructure CDs). These improvements include providing sufficient drainage improvements to route, treat and attenuate stormwater run-off from this neighborhood and adjacent land. Additional drainage improvements are provided, reducing the amount of runoff seen in the existing condition. The proposed ODP assumes the construction of the "backbone infrastructure" outlined in the approved PDP, which is currently underway.

- 2040 Comprehensive Plan – the proposed ODP is consistent with the vision, cornerstones, goals and policies of the 2040 Comprehensive Plan (the '2040 Comp Plan').
    - Cornerstones
        - Healthy Places – Westminster has a built environment that embraces the outdoors through a comprehensive, integrated parks and open space system.

          The proposed ODP is in compliance with this cornerstone because it complies with the park and open space requirements outlined in the Uplands PDP. The PDP includes specific requirements for the 4% publicly accessible private parks and open space, Public Land Dedication (PLD), preservation of View Corridors as well as the City's general goals of a great and connected trail system. The proposed ODP includes a 7.6% publicly accessible private park, accommodates 3.77 acres of public land dedication along Lowell Boulevard and 3.28 acres of view corridor at the southwest corner of Lowell Boulevard and Bradburn Drive that have been dedicated to the City, and provides the sidewalk and trail network outlined in the PDP.

        - Great Neighborhoods – Westminster has a strong sense of local pride in our well—designed and attractive neighborhoods.

          The proposed ODP is in compliance with this cornerstone because it complies with the Uplands PDP. The PDP includes a principle that Uplands include a range of complementary uses and intensities, providing diverse housing types and sizes to meet the individual character of each parcel and its context. The proposed ODP provides for-sale detached homes that are thoughtfully placed to meet the individual character of the site as well as create a transition in density from the existing low-density single-family detached homes to the south to the relatively higher-density attached and detached homes to the north, in Uplands B(1). The proposed homes offer additional architectural customization opportunities, accommodate the existing grading on-site and feature larger yards, increasing the diversity of housing options offered by Uplands.

          The ODP further complies with this cornerstone with a neighborhood plan that is designed around a publicly accessible private park with adjacent public land dedication and view corridor and contains numerous pedestrian connections, both internally and to the surrounding neighborhoods.

- Great Neighborhoods – Westminster provides a balanced mix of housing opportunities, for a range of incomes, age groups, and lifestyle choices.

  The proposed ODP complies with this cornerstone because it complies with the Uplands PDP, which provides a range of housing types and price points across the full Uplands master plan. Specific to Planning Area B(2), the proposed ODP provides custom / semi-custom for-sale single-family detached homes. These homes create a transition between the alley-loaded SFD and SFA homes across Bradburn in Uplands B(1) and the existing low-density homes to the south. They are some of the few front-loaded homes in all of Uplands, purposefully designed to create this transition in housing type while accommodating the extensive existing grade on-site. These homes feature larger front and back yards and accommodate rear decks perfectly situated to capture the stellar westerly views of the Flatirons and Front Range. These homes, combined with the balance of Uplands, represent pieces of the broader spectrum of housing stock needed in Westminster, and cater toward diverse family sizes, ages, and incomes.

- Managed Growth – Westminster responsibly manages water and natural resources, prioritizing environmental stewardship and understanding feasibility of infrastructure and resource availability.

  The proposed ODP is in compliance with this cornerstone, because it complies with the Uplands PDP (and associated Master Utility Study and Phase I Drainage Report), which established the infrastructure and public services needed for development. During the PDP review, Water Supply had been budgeted for this project (at an even higher density) since the 2013 Comprehensive Plan was adopted. At time of initial application in 2018, the City provided the proposed Uplands project with a water budget of 778 Acre Feet. The initial water usage studies as reviewed by City engineering staff show that the Uplands project as designed will beat that water budget by roughly 18%. The design of the "backbone infrastructure" is outlined in the approved PDP and approved Major Infrastructure CDs. The proposed ODP assumes the construction of the "backbone infrastructure" outlined in the PDP and MODP, which is currently underway.

  Additionally, the proposed ODP complies with the sustainability requirements outlined in the PDP. The PDP requires all SFD homes comply with EnergyStar and WaterSense, that all SFD homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as 'solar ready'. All three of these requirements are met with the proposed ODP. Further, the proposed landscape plan includes high water turf areas covering approximately 6.8% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations. All tree lawns consist of low water use shrub material and turf blends. The landscape design is focused on creating pollinator corridors throughout the site by way of species section and linked green spaces.

  Additionally, the proposed land use plan and intensity creates a transition in density between adjacent uses while considering public open space and water conservation. The gross density of the B(2) neighborhood is generally consistent with the gross density of the Gregory Hill neighborhood to the south, but locates

much of the neighborhood's landscape area in public land dedication and view corridors in place of private yards. Ultimate designs of the public land dedication and the view corridors will be led by the City and are anticipated to use current water conservation design practices and comply with the Uplands performance standards for landscape. The performance standards include utilizing xeric principles in accordance with the City's Landscape Regulations and limiting turf.

- Utility and Resources Goals and Policies

  - Goal UR-4 – Protect the community from adverse flooding and pollution impacts of runoff with efficient and progressive stormwater manager practices.

    The proposed ODP is in compliance with this goal because it complies with the Uplands PDP (and associated Phase I Drainage Report), which established the infrastructure and public services needed for development. The proposed ODP provides the required improvements (either within this ODP or previously approved infrastructure CDs). These improvements include providing sufficient drainage improvements to route, treat and attenuate stormwater run-off from this neighborhood and adjacent land. Additional drainage improvements are provided, reducing the amount of runoff seen in the existing condition.

- Land Use and Development Goals and Policies

  - Goal LU-1 – Achieve a balance of uses win 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.

    - 1.1 – Ensure land uses and zoning districts are consistent with the Land Use Diagram in Map 3-2 and land use character types in Section 3.2.

    The proposed ODP is in compliance with this goal because it complies with the established densities and land use classifications found in the 2040 Comp Plan. The 2040 Comprehensive Plan designates the planning area as Residential Low Density, which allows up to 5.0 dwelling units per gross acre. This designation provides primarily for single-family detached residences and paired homes. The proposed ODP further complies with this goal through the creation of a publicly accessible private park and dedication of adjacent public land, which provides a local amenity to help support a vibrant and resilient community. The PDP further restricts both the allowed land uses to only single family detached homes and the allowed density to better transition to the existing low-density single family homes to the south.

	2040 Comp Plan	**Uplands PDP**	**PA-B(2) ODP**
Maximum Density	5.0 du/ac (gross)	1.0-2.0 du/ac (gross)	1.97 du/ac (gross)
Primary Uses	SFD Paired Homes	SFD	SFD

- Goal LU-6 – Encourage sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design.

  The proposed ODP complies with this goal because it complies with the sustainability requirements outlined in the PDP. The PDP requires all SFD homes comply with EnergyStar and WaterSense, that all SFD homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as 'solar ready'. All three of these requirements are met with the proposed ODP. Further, the proposed landscape plan includes high water turf areas covering approximately 6.8% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations. All tree lawns consist of low water use shrub material and turf blends. The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

  Additionally, the proposed land use plan and intensity creates a transition in density between adjacent uses while considering public open space and water conservation. The gross density of the B(2) neighborhood is generally consistent with the gross density of the Gregory Hill neighborhood to the south, but locates much of the neighborhood's landscape area in public land dedication and view corridors in place of private yards. Ultimate designs of the public land dedication and the view corridors will be led by the City and are anticipated to use current water conservation design practices and comply with the Uplands performance standards for landscape. The performance standards include utilizing xeric principles in accordance with the City's Landscape Regulations and limiting turf.

- Goal LU-7 – Develop a built environment that is integrated with open spaces and allows for the preservation of natural areas and creek corridors.

  - 7.3 – Integrate the parks, open space, and trails network into new development, infill, and redevelopment areas to encourage walkable neighborhoods with access to parks and trails.

  The proposed ODP complies with this goal because it accommodates the public land dedication and preserves the view corridor outlined in the approved PDP. The proposed private park integrates into both of these spaces, and pedestrian and bike connections are integrated through these spaces. This ODP increases permeability of this land that has historically been private, making multiple connections between the surrounding streets and neighborhoods.

- Goal LU-9 – Maintain the city's high-quality design and development character.

  - 9.1 – Promote excellence in site planning, architecture, and the design of landscaping, lighting and signage in all types of development by means of design standards for each type of use.

  The proposed ODP complies with this goal because it complies with the guiding principles established in the PDP and the Design Standards for Single-Family Detached Residential as outlined below in 11-5-5(A)(3), except as noted and

justified in 11-4-15(A)(4) below.

WMC 11-7-4(d) references the residential design standards, noting they are 'intended to establish quality appearance, compatibility of character, variety of design, and enhanced community values. In addition to minimum criteria, electives are also associated with points, of which a minimum number must be chosen to further enhance sound residential planning, architectural quality and landscape design.' The proposed plan meets the minimum criteria, except as noted and justified in 11-4-15(A)(4) below. The proposed plan exceeds the minimum elective points (as shown in the ODP or via an alternative presented at public hearings) to further enhance sound residential planning. Finally, the proposed neighborhood maintains the City's high-quality design and development character by reflecting its context. This is achieved by creating a transition in density with adjacent neighborhoods, terracing the site plan to respect existing grades and requiring architectural enhancements for homes along Bradburn to complement the character of the homes to the north.

- Transportation, Mobility, and Connections Goals and Policies
  - 1.4 – Create and enhance a safe and accessible pedestrian network that ensures walkability and connectivity within the city and to adjacent communities.

    The proposed ODP is in compliance with this goal because it generally complies with the Uplands PDP and Master Traffic Impact Study, which established the street sections and associated improvements needed for development. The proposed ODP includes the following trail and sidewalk improvements:

    - Adding 5-foot sidewalk connections between the W 82nd Avenue cul-de-sac and Osceola Way, and between Osceola Way and Bradburn Drive
    - Providing an east/west 8-foot multi-use trail from 82nd Avenue to Lowell Boulevard, linking the existing neighborhood through the Public Land Dedication.
    - Adding internal sidewalk connections:
      - East/west walks along both sides of Osceola Way
      - A north/south walk connecting Osceola Way to the publicly accessible private park
      - Minor internal connections
    - Although not part of this ODP, walk improvements are proposed along Lowell Boulevard and along Osceola Street within B(1), completing the pedestrian circulation around this proposed neighborhood.
- Health, Wellness, and Community Services

- 1.2 – Encourage design options that allow community gathering spaces in central locations in support of the Neighborhood Unit concept that are capable of supporting cultural and recreation activities appropriate to the area.

- 2.1 – Promote the development of park facilities that encourage pedestrian and bicycle access, provide a range of services and meets the needs of a variety of all ages and abilities.

- 4.1 – Provide easy and safe access to the city's open space and trail network.

  The proposed ODP is in compliance with these goals because it complies with the park and open space requirements outlined in the Uplands PDP. The PDP includes specific requirements for the 4% publicly accessible private parks and open space, Public Land Dedication (PLD), preservation of View Corridors (VCs) as well as the City's general goals of a great and connected trail system. The proposed ODP includes a 7.6% publicly accessible private park, accommodates 3.77 acres of public land dedication along Lowell Boulevard and 3.28 acres of view corridor at the southwest corner of Lowell Boulevard and Bradburn Drive that have been dedicated to the City, and provides the sidewalk and trail network outlined in the PDP.

  Further, the proposed ODP includes a park that is strategically located to activate the adjacent PLD and VC has a flexible design layout to accommodate a variety of activities and is connected to the adjacent neighborhood and larger community through bike and pedestrian connections. This park features an array of community gathering features, such as a shade structure, picnic tables, and grass lawn, as well as active play equipment.

- Housing and Neighborhoods Goals and Policies

  - 1.1 – Design new neighborhoods with an easily accessible focal point, such as a park or civic spaces that provides a unique identity and opportunities for community gathering.

    The proposed ODP is in compliance with this goal because it includes a park that is strategically located to activate the adjacent PLD and VC, is visible from public spaces and creates a neighborhood focal point, has a flexible design layout to accommodate a variety of activities, and is connected to the adjacent neighborhood and larger community through bike and pedestrian connections to promote community gathering.

  - 3.1 – Continue to provide a variety of neighborhood types with a diversity of housing choices.

  - 3.2 – Blend 'missing middle' housing types within other types of development to ensure neighborhoods that are resilient over time to demographic changes.

    The proposed ODP provides the 'other types of development' for which 'missing middle' housing types (like the majority of Uplands) should be blended into. This helps ensure neighborhoods are resilient over time to demographic changes.

- 3.3 – Support diverse housing opportunities to serve a range of household sizes, compositions and needs.

  The proposed ODP is in compliance with these goals because it complies with the Uplands PDP, which provides a range of attainable housing types and affordability across the full Uplands master plan. The proposed ODP provides custom / semi-custom for-sale single-family detached homes, within the limits defined in the PDP. These homes, combined with the balance of Uplands, represent pieces of the broader spectrum of housing stock needed in Westminster, and cater toward diverse family sizes, ages and incomes.

- Goal HN-6 – Preserve views to the mountains, natural amenities and scenic skylines from the public realm.

  - 6.2 – Ensure views designated on Map 7-2 are integrated into planning for new development. This may include dedication of land, setbacks, height restrictions, modified building orientation or placement on a lot.

  The proposed ODP is in compliance with this goal because it is consistent with the view preservation design standards within the Uplands PDP, which state that view corridors identified in the Comprehensive Plan shall be preserved and that the main intent is to preserve the views that can be seen from public spaces. This neighborhood plan complies by accommodating the dedicated 3.28 acres of View Corridor at the southwest corner of Lowell Boulevard and Bradburn Drive, preserving the northwesterly view of the Front Range from Lowell Boulevard. This location and size are consistent with the Uplands PDP and shown in the before/after visual renderings included in this project's submittal packages.

- 2023 Housing Needs Assessment – the proposed ODP is consistent with the findings and recommendations of the 2023 Housing Needs Assessment.

  - Housing Inventory and Market Analysis

    - "From March 2020 to July 2023, Westminster has consistently had fewer months of housing supply than Adams and Jefferson Counties." (Source: 2023 Westminster Housing Needs Assessment).

    - By a significant margin, Westminster residents believe the unaffordability of rent and home prices, especially for younger people, are the most pressing housing issues facing the city" (Source: 2023 Westminster Housing Needs Assessment).

      The proposed ODP is consistent with these findings because it brings additional for-sale homes at a density that responds to its existing neighbors and does not significantly alter the character of its surroundings. This helps two-fold – it creates a greater increase in supply while adhering to a density transition that respects its established adjacencies.

  - Opportunities and Recommendations

    - The study recommends a variety of opportunities to improve housing accessibility in Westminster, which was heavily informed by resident input and

the limited availability of land available for development. The following opportunity was cited that directly correlates with the proposed ODP:

- Infill Housing – Underutilized parcels located near popular destinations or public transit and that currently provide minimal benefits to the community are ideal candidates for infill development.

- Infill, defined as the addition of new housing to a developed neighborhood without significantly altering its character, represents one potential catalyst for the city's continued growth, as articulated in the 2040 Comprehensive Plan.

- Flexible site design standards – the study recommends flexible site design standards, which includes flexible setback requirements, to encourage housing development.

  Uplands aligns with these recommendations by providing creative design and reduced setbacks to focus on community gathering spaces and publicly dedicated city open spaces, and add housing while respecting established neighbors and neighborhood density.

- Title XI Land Development and Growth Procedures – the proposed ODP is consistent with the General Provisions of PUD Zone Districts.

  - 11-4-7(B) – PUD – Planned Unit Development District General Provisions – As described in the City Code, the PUD District "is intended to reflect maximum design freedom to make the best use of topography and land features and to permit the developer an opportunity to more fully utilize the physical characteristics of the site through the reduction of lot sizes and the absence of setback and bulk restrictions; to provide for diversification and flexibility in housing types, housing prices, and overall design; to encourage innovative development of smaller parcels of land that have been passed over; to encourage mixed-use developments, including uses such as residential, office, and commercial; and to encourage higher quality development than possible under traditional standard zoning regulations". The PUD general provisions in the City Code additionally state that "it is the intent that property will be developed with a unified design providing continuity between the various elements".

    The proposed ODP complies with the framework established in the PDP, which utilizes the physical characteristics of the site to provide diversification and flexibility in housing types, housing prices and overall design. The PDP created a unified design that provides continuity among all five parcels while reflecting the unique characteristics of each parcel. Located on a slope, the home types proposed are designed to accommodate the existing steep grade on the site and allow for connectivity and view opportunities. Homes are clustered and prioritize connections to nearby parks and amenities, as well as connections to neighboring residential areas. The proposed neighborhood layout balances neighborhood design and livability with pedestrian connectivity, fire safety and vehicular access, and thoughtful solutions to address the extensive existing grades.

    The proposed ODP depicts the development standards found in the Westminster Municipal Code, the approved PDP, the Design Standards for Single-Family Detached,

except as noted and justified in 11-4-15(A)(4) below. These exceptions are supported by the intentional flexibility described in the City's definition of PUD zones, which gives the City the ability to update these codes and standards. The exceptions align with the intent of the PUD District and are justified through that intent as well as adopted City plans and policies. These exceptions are necessary to comply with the vision for Uplands and provide much needed housing diversity within the City of Westminster; it has always been the intent that exceptions would need to be requested at time of site specific ODPs to comply with this vision. They also are consistent with best practices in neighborhood design in municipalities across the Front Range.

2. Section 11-5-15(A)(2), W.M.C. provides the following condition of approval: *"The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD)."*

The proposed Official Development Plan meets this standard. As shown in the table below, the plan is in conformance with the approved Preliminary Development Plan.

	Uplands PDP	**Uplands PA-B(2) ODP**
Land Use	Residential (SFD front-loaded, alley-loaded)	Residential (SFD front-loaded)
Maximum Unit Count, Type	26 maximum units	26 proposed units
Access	One allowed on Bradburn	One access is proposed on Bradburn and a secondary fire access is proposed along Newton Court to W 82nd Avenue
Public Land Dedication	Required along Lowell Boulevard south of the View Corridor	3.77 acres Public Land Dedication along Lowell Boulevard south of the View Corridor; land dedication was completed with the approval and recordation of the Uplands Filing No. 2 Final Plat and cash-in-lieu fees have been paid.
View Corridor	Required at SW corner of Lowell Boulevard and Bradburn Drive	3.28 acres View Corridor at southwest corner of Lowell Boulevard and Bradburn Drive; land dedication was completed with the approval and recordation of the Uplands Filing No. 2 Final Plat
Maximum Building Height	40-feet	40-feet
Private Parks	Minimum 4%, must be publicly accessible	7.6% provided with blanket public access easement
Neighborhood Structure	Intended to provide convenient routes to on-site destinations and links to the greater community and regional street and trail systems. Street system will discourage high-speed through traffic, while allowing bike and pedestrian shortcuts.	The proposed pedestrian circulation network provides missing internal improvements connecting existing and future residents to the public land dedication, view corridor, the publicly accessible private park as well as the regional sidewalk network. Newton Court includes a turnaround and is posted as

		"Emergency Vehicles Only" ("EVA") to discourage cut-through traffic to W 82nd Avenue. A knox box gate will also be installed as part of this ODPs improvements and may be closed at the discretion of the City and Fire department if cut-through traffic is determined to be an issue after construction.
Architectural Character	Uplands is a relatively dense infill neighborhood featuring a diverse mix of housing options on a variety of lot types. The goal of Uplands is to be a high quality, cohesive and diverse community featuring a mix of traditional and transitional architectural styles with a focus on natural materials and crafted textures and patterns.	The proposed SFD homes are custom / semi-custom and have not been designed as part of this ODP. Instead, architectural standards are included which hold every home to City & Uplands requirements. Each home shall meet the City's anti-monotony criteria (as defined in the ODP) with purposeful roof forms / lines / profiles and distinctly different entry treatments utilizing a variety of materials. All homes shall have secondary exterior materials, gable details and decorative window trim on all four sides, meeting the City's 360 architecture requirement. Specific performance standards are included within the ODP.
Landscape Character	Landscape character throughout the Uplands community will utilize xeric principles in accordance with City of Westminster regulations. Turf shall be limited and the use of native seed and/or wildflower mixes is encouraged where appropriate. Emphasis shall be put on providing ample pollinator habitats and corridors and utilizing a planting palette that is rooted in agriculture. The landscape design should be texturally rich and utilize creative interpretations of ag-inspired patterning throughout the landscape. Scenic views	The landscape design for the proposed ODP utilizes xeric principles. Turf is limited to only those areas designated as active play areas. Tree lawns consist of low water use shrub material and turf blends rather than traditional tree lawns. Pollinator corridors are woven through the plan along with trail connections. Minimum landscape requirements are exceeded within the proposed plan, except as noted and justified in 11-4-15(A)(4) below. The proposed plant palette utilizes low water use species

	should be incorporated throughout the site where applicable. Edges and streetscapes within the Uplands community are designed to connect to the existing Westminster community with inviting trails, views, streetscape and permeable edges.	and plants that are rooted in agriculture with orchard-like fruit trees and pollinators. While the formal design of the View Corridor land is not contemplated with this ODP, the only proposed landscape within the view corridor is limited to streetscape design along Bradburn Drive, consistent with the balance of Bradburn streetscape treatment and preserving the scenic view. Streetscapes are designed with permeable edges through a connected system of sidewalks and trails with plant material that is open and inviting.
Sustainability	All SFD homes will comply with Energy Star and WaterSense. All SFD homes with garages will feature Level 2 EV car charging in the garage. All SFD homes with traditional roofs will be designed as 'solar-ready' for the future installation of rooftop photovoltaic systems.	All SFD homes comply with Energy Star and WaterSense. All SFD homes with garages feature Level 2 EV car charging in the garage, as noted on the architectural sheets. All SFD homes with traditional roofs are designed as 'solar-ready' for the future installation of rooftop photovoltaic systems, as noted on the architectural standards.
Perimeter Setbacks	Vary, see PDP sheet 8.	Perimeter building and parking setbacks are met except as noted and justified in 11-4-15(A)(4) below. See ODP Sheet 2 for specific setbacks required and proposed.
Street Sections	Vary, see PDP sheets 21-26.	Generally in conformance, as described in 11-5-15(A)(13) below, except as noted and justified in 11-4-15(A)(4) below.

Phasing Plan	Lists various public improvements required with development of PA-B(2).	Generally in conformance, as described in 11-5-15(A)(13) below and 11-5-15(A)(16) below.

3. Section 11-5-15(A)(3), W.M.C. provides the following condition of approval: *"The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles."*

The proposed ODP meets this standard because it is in conformance with the approved PDP and the Design Standards for Single-Family Detached, except as noted and justified in 11-4-15(A)(4) below. The plan also exhibits the application of sound, creative, innovative and efficient planning and design principles.

Uplands is guided by the following planning principles:

- Compact, walkable development with emphasis on connectivity between development parcels
- Preservation of key view corridors
- Perimeter setback considerations for adjacent properties and pedestrian landscape improvements
- Public land dedication and private park locations to complement proposed uses and road network
- A centrally located Village Center, which includes a mix of uses centered around the community's feature park
- A range of complementary uses and intensities, providing diverse housing types and sizes to meet the individual character of each parcel and its context

The proposed ODP includes the following, in compliance with the above principles:

- A compact neighborhood that improves upon the walkability of the overall area, including connecting existing and future residents to the adjacent public land dedication, adjacent view corridor, the publicly accessible private park as well as to the regional sidewalk network. It further provides an internal looped network within the neighborhood for additional connections.
- A neighborhood plan that accommodates the dedicated 3.28 acres of View Corridor at the southwest corner of Lowell Boulevard and Bradburn Drive, preserving the northwesterly view of the Front Range from Lowell Boulevard.
- A neighborhood plan that complies with the perimeter building and parking setbacks established in the Westminster Municipal Code, the PDP and the Residential Design Standards, except as noted and justified in 11-4-15(A)(4) below.
- A neighborhood plan that considers and embraces the public land dedication to the southeast, by providing pedestrian connections for existing and future residents and fronting homes toward the public land dedication. Additionally, the neighborhood includes an approximately 0.46 acre publicly accessible park directly adjacent to the public land dedication and preserved view corridor with pedestrian connections for existing and future residents.
- Perimeter improvements to provide regional connections to the future Village Center located in Planning Area A(8).
- An 8-foot multi-use pedestrian & bicycle trail connecting W 82nd Avenue east/west to Lowell Boulevard, through the publicly accessible park and preserved view corridor.

- A neighborhood plan that considers the individual character of the parcel and its context, while providing housing types and sizes new to this community:

    - The proposed home types work with the existing grades to minimize the need for cut, fill, and retaining walls. All homes utilize either a 'tuckunder' or 'walkout' configuration – they appear as 3-stories on the downhill side and 2-stories on the uphill side. This alleviates grading constraints while celebrating the stellar westerly views.

    - The proposed home type (single family detached) creates a transition in density from the low-density single-family detached homes to the south to the relatively higher density attached & detached homes to the north, in Uplands B(1). The gross density of the B(2) neighborhood is generally consistent with the gross density of the Gregory Hill neighborhood to the south (Uplands gross density of ~1.97 du/ac compared to Gregory Hill gross density of ~2.18 du/ac), but locates much of the neighborhood's landscape area in public land dedication and view corridors in place of private yards.

    - The ODP includes architectural enhancements for homes along Bradburn to complement the character of the homes to the north.

Additionally, the proposed ODP complies with the Residential Design Standards. WMC 11-7-4(d) references these standards, noting they are 'intended to establish quality appearance, compatibility of character, variety of design, and enhanced community values. In addition to minimum criteria, electives are also associated with points, of which a minimum number must be chosen to further enhance sound residential planning, architectural quality and landscape design.' The proposed plan meets the minimum criteria, except as noted and justified in 11-4-15(A)(4) below. Finally, the proposed plan exceeds the minimum elective points (as shown in the ODP or via an alternative presented at public hearings) to further enhance sound residential planning.

Finally, the proposed neighborhood layout balances neighborhood design and livability with pedestrian connectivity, fire safety and vehicular access, and thoughtful solutions to address the extensive existing grades.

4. Section 11-5-15(A)(4), W.M.C. provides the following condition of approval: *"For plans in PUD zones, 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 Official Development Plan."*

The proposed Official Development Plan (ODP) meets this standard because any exceptions from standard code requirements (including the City's Single-Family Detached Design Standards (DS) and the Uplands Preliminary Development Plan (PDP)) are warranted by virtue of design or special amenities incorporated in the proposed ODP and are clearly identified on the proposed ODP.

The proposed ODP depicts the development standards found in the Westminster Municipal Code, the approved PDP, the Design Standards for Single-Family Detached, except as noted and justified below. These exceptions are supported by the intentional flexibility described in the City's definition of PUD zones, which gives the City the ability to update these codes and standards. The exceptions align with the intent of the PUD District and are justified through that intent as well as adopted City plans and policies. These exceptions are necessary to comply with the vision for Uplands and provide much needed housing diversity within the City of Westminster; it has always been the intent that exceptions would need to be requested at time of site specific ODPs to comply with this. They also are consistent with best practices in neighborhood design in municipalities across the Front Range. Supporting documents include:

- 2013 Comprehensive Plan – the land use designation for this planning area was amended (Ordinance 4018) in 2020 to allow for a larger variety of housing types.

- 2040 Comprehensive Plan – this plan includes a cornerstone focused on providing a balanced mix of housing opportunities for a range of incomes, age groups, and lifestyle choices. It goes on to encourage sustainable design practices and to continue providing a variety of neighborhood types with a diversity of housing choices to serve a range of household sizes, compositions and needs.

- 2023 Housing Needs Assessment – this study includes recommendations to encourage housing development that is cohesive and respectful of Westminster's existing neighborhoods. The HNA recognizes the potential of infill development when paired with sensitivity for its established surroundings, and advocates for this as a major recommendation for the City's housing needs. The proposed ODP is consistent with these findings because it brings additional for-sale homes at a density that responds to its existing neighbors and does not significantly alter the character of its surroundings. This helps two-fold – it creates a greater increase in supply while adhering to a density transition that respects its established adjacencies. Additionally, the study notes that more flexible site design standards (specifically related to parking and setbacks) would likely encourage development.

- Westminster Municipal Code (WMC) – the site is zoned PUD; per code, this zone district is intended to reflect maximum design freedom to fully utilize the physical characteristics of the site, to provide for diversification and flexibility in housing types, housing prices and overall design and to encourage higher quality development than possible under traditional standard zoning regulations.

- Uplands Preliminary Development Plan (PDP) – the approved PDP includes planning principles that encourage compact, walkable development along with diverse housing types and sizes.

The exceptions are summarized and justified below (please refer to the detailed Official Development Plan plan set for additional details):

1. Site Design – an exception to SFD Residential Design Standards DS-S5-B5

    - Standard – All sidewalks along public and private streets and drives must be detached from the curb at a distance specified in the City's Standards and Specifications.

    - Exception – Uplands provides a modification to the standard street section along Osceola Way: removing one parking lane along the northern side and altering the configuration of sidewalk and tree lawn for a portion of the southern side.

    - Justification – This alternate configuration reduces the need for retaining walls on-site, while still providing continuous and safe pedestrian access, and providing street trees behind the walk. Parking is still provided in the remaining parking lane in excess of requirements. Placing deciduous shade trees to the immediate south of the sidewalk also improves the shade coverage of hardscape surfaces, reducing heat island effects and increasing pedestrian comfort. This exception is supported by the following documents:

        - 2040 Comprehensive Plan –Goal LU-6 "encourages sustainable design practices and construction … with a focus on site, landscape, and building design." This alternate road section reduces the hardscape material and earthmoving required, which are not necessary in this context. The sidewalk width is not impacted, simply flipped with street tree plantings to ease the grading of the site and reduce retaining walls, which can create barriers to walkability.

        - WMC – This exception meets the considerations outlined in Section 11-6-5 Design & Construction of Improvements, which includes consideration of "existing conditions, topographic conditions, … and public convenience and safety. The arrangement of streets and sidewalks shall be planned with due regard to... topography... drainage and erosion, convenience, and aesthetics..." This exception is requested due to the steep existing topography on site. By flipping the standard tree lawn and sidewalk configuration, the tree lawn is able to start accommodating grade earlier without changing the pedestrian circulation pattern.

2. Roof Design – an exception to SFD Residential Design Standards DS-A2B

    - Standard – Roof slopes shall be at a minimum pitch of 5:12.

    - Exception – Uplands provides a minimum roof pitch of 4:12 for the minor roofs below egress windows. 5:12 minimum pitch will be provided on all main roofs, as required in the architectural standards (page 46 of the ODP).

    - Justification – A majority of covered porch roof pitches are expected to have a 4 in 12 pitch, which accommodates egress window requirements above the porch roof and aligns with modern architecture trends. Roof pitch details will be submitted with building plans. This exception is supported by the following documents:

- WMC – This exception aligns with the WMC by providing for 'diversification and flexibility…overall design' through the use of minor modifications to the roof pitch to provide bedrooms with safe egress.

3. Landscape Area – an exception to Landscape Regulations VII A.1.A.

   - Standard – The minimum landscape area for a SFD home lot must be a minimum of 50% of each yard area adjacent to a street, unless approved otherwise by the City.

   - Exception – This Uplands neighborhood provides a minimum landscape percentage of 43% landscaped area adjacent to a street for a SFD home lot.

   - Justification – These percentages are based on the lot typicals included in the ODP, which show the maximum allowable building envelope. Actual percentages will be higher than listed once final footprints are placed within the envelopes presented in this ODP.

     This exception is supported by the following document:

     - 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to increase housing diversity and provide a density transition from existing homes and cluster housing while providing public land dedication and preserving view corridors.

     - 2040 Comp Plan – This exception aligns with the recommended Criteria 4 of the Comprehensive Plan compliance, development review section which aims to determine through the development review process whether the proposed application is achieving the vision and goals of the comprehensive plan. specifically, Criteria 4 asks if “the proposed development provide[s] appropriate transitions between uses?” which this proposal intentionally does provide. The homes are front-loaded in a pattern similar to the southern neighborhoods, while increasing the density to meet in the middle with higher-density attached and detached homes to the north.

     - WMC – In place of private, on-lot landscape areas, residents have great access to the proposed trail and park system within Uplands. In addition to the park and view corridor dedications in B(2), the publicly accessible park is nearly double the required area, at 7.6% (4.0% is required).

4. Entrance Features – an exception to Single-Family Detached Standards DS-S8C

   - Standard – A landscaped median/island (10-foot min. width, 50-foot min. length) shall be required at the major entrance to the subdivision and shall be the responsibility of the developer/homeowners group.

   - Request – Uplands provides alternative median dimensions of 7-feet wide and 50-feet in length. The median includes landscaping as required by DS-S8C.

   - Justification – The alternative median dimensions provide adequate turning movements for fire trucks at the entrance. The exception meets the intent of the design standard as it provides a landscaped median and an entrance amenity that celebrates this Uplands neighborhood.

- WMC – This exception aligns with the WMC by providing for 'diversification and flexibility…for the overall design' (11-4-7(b)) by meeting the intent of the regulation through a slightly modified design that better supports the needs of the fire department.

5. Dimensional Standards (setbacks) – an exception to SFD Residential Design Standards DS-S10 and the Uplands PDP.

    - Standards and Exceptions (various, see table below)

	MAX. HEIGHT	MAX. STORIES	MIN. FRONT SETBACK TO MAIN STRUCTURE	MIN. FRONT SETBACK TO PORCH	MIN. FRONT SETBACK TO UPPER STORY	MIN. FRONT SETBACK TO STREET FACING GARAGE	WEST PROPERTY LINE ADJACENCY	MIN. SETBACK TO BRADBURN DR.	MIN. SIDE SETBACK	MIN. REAR SETBACK TO MAIN STRUCTURE	MIN. REAR SETBACK TO DECK/STAIRS
LOT TYPE A: SINGLE-FAMILY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	-	32'	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**17.5' (BUILD-TO-LINE)*****	**11.5'**	**14-17.5' (BUILD-TO-LINE)*****	17.5' (BUILD-TO-LINE)***	**-**	**27'**	**5'**	27'	**20'**
LOT TYPE B: SINGLE-FAMILY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	-	-	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**10'/14'***	**10'/14'***	**14-30' (BUILD-TO-LINE)*****	18'/20'**	-	-	**5'**	**20'**	**15'**
LOT TYPE C: SINGLE-FAMLY DETACHED (SFD) HOME											
PDP/SFD DESIGN STANDARDS	40'	3	25'	14'	25'	-	50'	-	10'	25'	25'
UPLANDS FILING 2, BLOCK 2 ODP	40'	3	**19' (BUILD-TO-LINE)*****	**12'**	**12'-19' (BUILD-TO-LINE)*****	19' (BUILD-TO-LINE)***	**33'**	-	**5'**	**15'**	**15'**

*Minimum setback to living area and porch is 10' for Lots 14, 24 and 25 only.
**Minimum setback to street facing garage is 18' for Lot 14 only.
***The build-to-line reflects the maximum distance for compliance with fire apparatus access. In instances where a range is provided, the smaller number reflects the minimum distance to the property line.

    - Justification – The proposed neighborhood ODP provides the other types of development for which 'missing middle' housing types (like the majority of Uplands) should be blended into. This helps ensure neighborhoods are resilient over time to demographic changes. In the context of this neighborhood's location, these homes also help with a critical transition of density between its surrounding contexts, which feature varied densities.

        - 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to provide a density transition from existing homes and cluster housing while providing public land dedication and preserving view corridors. The proposed neighborhood clusters lots within a limited development area in response to providing public land dedication and a view corridors. The public land dedication, view corridor and publicly accessible park provide a variety of opportunities for public gathering space.

        - 2040 Comp Plan – The exception aligns with recommended Criteria 4 of the Comprehensive Plan compliance, development review section which asks

whether the proposed application is achieving the vision and goals of the Comprehensive Plan. Specifically, Criteria 4 asks if "the proposed development provide[s] appropriate transitions between uses?" which this proposal intentionally does provide via these reduced setbacks. The reduced setbacks assist in clustering the housing, accommodating the dedicated public land and view corridors. They also represent a middle ground between the low-density SFD homes to the south, and the mixed attached and detached homes to the north. The reduced setbacks along Bradburn mirror those to the north and serve to activate this street.

- WMC – this exception aligns with the WMC by providing for 'diversification and flexibility in housing types, housing prices, and overall design' (11-4-7(B)). Located on a slope, the home types proposed are designed to accommodate the existing steep grade on the site and allow for connectivity and view opportunities. Homes are clustered and prioritize connections to nearby parks and amenities, as well as connections to neighboring residential areas. They are some of the few front-loaded homes in all of Uplands, purposefully designed to create a transition in housing type while accommodating the extensive existing grade on-site. These homes feature larger front and back yards and accommodate rear decks perfectly situated to capture the stellar westerly views of the Flatirons and Front Range. These homes, combined with the balance of Uplands, represent pieces of the broader spectrum of housing stock needed in Westminster, and cater toward diverse family sizes, ages, and incomes.

6. SFD Elective Point Alternative Request - Dimensional Standards (setbacks) – an exception to Single-Family Detached Standards DS-S10 and the Uplands PDP.

    - Per COW's SFD Design Standards, City staff may consider proposed alternatives [to standards and elective points] that meet the intent of these standards and equal levels of quality. The below request outlines a substitution of elective points within this neighborhood.

    - Standard – Street trees (deciduous, shade trees with 40-foot max. spacing) will be planted in the landscape area between the curb and the sidewalk along a min. of 75% of the local street lengths on both sides of the local streets: 350 points

    - Request – Uplands provides a modification to this elective allowing the tree lawn on one side to be moved to the back of the sidewalk. This condition applies to the rear of Lots 24 and 25 only. Trees are planted in excess of this minimum and placed to the south of the sidewalk.

    - Justification – This alternate configuration better aligns with site conditions and needs, provides fuller shade relief for pedestrians, and works harmoniously with existing grade. By flipping the standard tree lawn and sidewalk configuration, the tree lawn is able to begin accommodating grade without interfering with the pedestrian circulation pattern. Placing deciduous shade trees to the immediate south of the sidewalk also improves the shade coverage of hardscape surfaces (they would otherwise be to the north), reducing heat island effects and increasing pedestrian comfort.

        - WMC: This exception aligns with the WMC by meeting the considerations outlined in section 11-6-5 Design & Construction of Improvements, which

includes consideration of "existing conditions, topographic conditions, drainage, and public convenience and safety. The arrangement of streets and sidewalks shall be planned with due regard to... topography... drainage and erosion, convenience, and aesthetics..."

- 2040 Comp Plan: This exception aligns with the 2040 Comp Plan Goal LU-6, “Encourage sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design.” By allowing the tree lawn to start accommodating grade, without negative impact to tree plantings or pedestrian circulation, this exception reduces earthwork and works more harmoniously with the site’s existing conditions.

5. Section 11-5-15(A)(5), W.M.C. provides the following condition of approval: *"The plan is compatible and harmonious with existing public and private development in the surrounding area."*

The proposed ODP meets this standard because it is in conformance with the approved PDP, which established a framework that is compatible and harmonious with the existing public and private development in the surrounding area.

The proposed ODP depicts a neighborhood plan that considers existing public and private development in the surrounding area through the following design solutions:

- A compact neighborhood that improves upon the walkability of the overall area, including connecting existing and future residents to the adjacent public land dedication, adjacent view corridor, the publicly accessible private park as well as to the regional sidewalk network. It further provides an internal looped network within the neighborhood for additional connections.

- A neighborhood plan that accommodates the dedicated 3.28 acres of View Corridor at the southwest corner of Lowell Boulevard and Bradburn Drive, preserving the northwesterly view of the Front Range from Lowell Boulevard.

- A neighborhood plan that complies with the perimeter building and parking setbacks established in the Westminster Municipal Code, the PDP and the Residential Design Standards, except as noted and justified in 11-4-15(A)(4) below.

- A neighborhood plan that considers and embraces the public land dedication to the southeast, by providing pedestrian connections for existing and future residents and fronting homes toward the public land dedication. Additionally, the neighborhood includes an approximately 0.46 acre publicly accessible park directly adjacent to the public land dedication and preserved view corridor with pedestrian connections for existing and future residents.

- Perimeter improvements to provide regional connections to the future Village Center located in Planning Area A(8).

- An 8-foot multi-use pedestrian & bicycle trail connecting W 82nd Avenue east/west to Lowell Boulevard, through the publicly accessible park and preserved view corridor.

- A neighborhood plan that considers the individual character of the parcel and its context, while providing housing types and sizes new to this community:

    - The proposed site/grading plan home types work with the existing grades to minimize the need for cut, fill, and retaining walls. All homes utilize either a 'tuckunder' or 'walkout' configuration – they appear as 3-stories on the downhill side and 2-stories on the uphill side. This alleviates grading constraints while celebrating the stellar westerly views.

    - The proposed home type (single family detached) creates a transition in density from the low-density single-family detached homes to the south to the relatively higher density attached & detached homes to the north, in Uplands B(1). The gross density of the B(2) neighborhood is generally consistent with the gross density of the Gregory Hill neighborhood to the south (Uplands gross density of ~1.97 du/ac compared to Gregory Hill gross density of ~2.18 du/ac), but locates much of the neighborhood's landscape area in public land dedication and view corridors in place of private yards.

  - The ODP includes architectural enhancements for homes along Bradburn to complement the character of the homes to the north.

- A neighborhood plan that reflects the site's current existing conditions, which create a buffer of City-owned land between the proposed B(2) neighborhood and the existing Gregory Hill neighborhood. Approximately half of the frontage between these two neighborhoods is City-owned land, creating a separation between neighborhoods that have a similar density, but unique lot sizes and differences between public and private outdoor spaces.

6. Section 11-5-15(A)(6), W.M.C. provides the following condition of approval: *"The plan 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 proposed ODP meets this standard because it is in conformance with the approved PDP and the Design Standards for Single-Family Detached, except as noted and justified in 11-4-15(A)(4) above. The standards established for single family uses provide criteria for new developments and are intended to establish quality appearance, compatibility of character and variety of design. They refer to policies to promote an inclusive, demographically diverse citizenry in unique settings with easy access to amenities, shopping, employment and diverse integrated housing options. They include standards for land use compatibility, proximity to other land uses and buffering and offer a variety of mitigation techniques when different uses abut each other, including setbacks and landscaping.

Compliance with specific design standards that ensure the development is protected from potentially adverse surrounding influences and that the surrounding area is protected from potentially adverse influences from within the development include:

- Conformance with the Comprehensive Plan – the proposed PDP is consistent with the 2013 Comprehensive Plan and 2040 Comprehensive Plan land use designations, both of which allow SFD homes up to 5 du/ac.

- View Preservation – the proposed ODP is consistent with the view preservation design standards, which state that view corridors identified in the Comprehensive Plan shall be preserved and that the main intent is to preserve the views that can be seen from public spaces. This neighborhood plan complies by accommodating the dedicated 3.28 acres of View Corridor at the southwest corner of Lowell Boulevard and Bradburn Drive, preserving the northwesterly view of the Front Range from Lowell Boulevard. This location and size is consistent with the Uplands PDP as shown in the before/after visual renderings.

- Drainage – significant improvements to the drainage patterns and control are made with the proposed neighborhood. In the existing condition, stormwater runoff sheet flows into existing curb and gutter along the southside of Bradburn Drive. Runoff in this curb and gutter is conveyed southwesterly to existing inlets that were constructed in Bradburn Drive with the Uplands B(1) neighborhood. The runoff is then routed north to an existing detention pond within Uplands B(1), immediately south of West 84th Avenue. This existing detention pond is adequately sized to detain and attenuate runoff generated from the Uplands B(1) & B(2) neighborhoods. The infrastructure improvements included in the Uplands B(2) ODP improve underground infrastructure, inlets, curb and gutter, and swales to route runoff generated from the B(2) neighborhood to the existing detention pond within Uplands B(1). The existing detention pond in B(1) outfalls into existing underground infrastructure at Circle Drive and West 84th Avenue, reducing the amount of runoff seen by the curb and gutter along the south side of West 84th Avenue in the existing condition prior to both neighborhoods being built.

- Circulation – the proposed ODP is consistent with the circulation design standards, which describe a hierarchical network of streets that provides access to residential development but minimizes higher traffic volumes from residential development. In the proposed plan, vehicular access is limited to Bradburn Drive (a minor collector street), which keeps the proposed neighborhood's traffic on minor collector and collector streets while minimizing cut-through traffic. An additional access point for emergency vehicles connects to W 82nd Avenue. The proposed street sections and trail network also comply with the PDP and enhance the pedestrian and bicycle circulation system to achieve ease of mobility.

- Building Height – the proposed ODP is consistent with the design standards related to maximum building height. The design standards describe a maximum building height of three stories while the approved PDP describes a maximum building height of 40-feet. The proposed ODP includes a maximum height allowance of 40-feet.

7. Section 11-5-15(A)(7), W.M.C. provides the following condition of approval*: "The plan has no significant adverse impacts on future land uses and future development of the immediate area."*

The proposed ODP meets this standard because, in compliance with the PDP, it identifies and includes substantial infrastructure improvements both within and surrounding the proposed neighborhood. These improvements benefit future land uses, potential future development of the immediate area and the existing neighboring community. The proposed ODP does not have significant adverse impacts on existing or future land uses nor upon the future development of the immediate area.

These substantial infrastructure improvements provided by Uplands include:

- Water – the proposed water improvements strengthen and enhance the existing water network. These improvements complete the water network for the area and bring it up to the latest standards and specifications. Sufficient water infrastructure and fire hydrants are provided throughout the proposed neighborhood to service and meet the required fire flow demands of the site. Two points of water connection are provided for the neighborhood to facilitate water circulation – one along Bradburn Drive and one in the southeastern corner of the W 82nd Avenue cul-de-sac.

- Stormwater Management / Drainage – The infrastructure included within the ODP improves underground infrastructure, inlets, curb and gutter, and swales to route runoff generated from the B(2) neighborhood to the existing detention pond within Uplands B(1). The existing detention pond in B(1) outfalls into existing underground infrastructure at Circle Drive and West 84th Avenue, reducing the amount of runoff seen by the curb and gutter along the south side of West 84th Avenue in the existing condition prior to both neighborhoods being built.

- Sanitary Sewer – the proposed sanitary improvements strengthen and enhance the existing sanitary sewer network. These improvements complete the sanitary sewer network for the area and bring it up to the latest standards and specifications. Sufficient sanitary sewer infrastructure is provided throughout the proposed neighborhood to meet the proposed demands of the site. The sanitary sewer systems outfalls into existing infrastructure in Bradburn Drive.

- Roadways – one vehicular access point is proposed for the neighborhood along with a dedicated emergency vehicle access. The vehicular access point is a local street connection (Osceola Way) at Bradburn Drive, which runs east/west through the proposed neighborhood, terminating in a cul-de-sac. Newton Court connects to the existing cul-de-sac at West 82nd Avenue, providing the required two points of emergency access while mitigating the potential for cut-through traffic. The proposed local street (Osceola Way) is sufficient to meet the generated traffic demands of the proposed neighborhood.

Additionally, the proposed PDP meets this standard because it is in conformance with the Comprehensive Plan and associated Design Standards, except as noted and justified in 11-4-15(A)(4) above.

8. Section 11-5-15(A)(8), W.M.C. provides the following condition of approval: *"The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features."*

The proposed ODP meets this standard because it is in conformance with the approved PDP and the Design Standards for Single-Family Detached, except as noted and justified in 11-4-15(A)(4) above. As explained below, the plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.

The proposed neighborhood plan was designed to work from the outside in. As stated above, the proposed ODP includes a 7.6% publicly accessible private park, accommodates 3.77 acres of public land dedication along Lowell Boulevard and 3.28 acres of view corridor at the southwest corner of Lowell Boulevard and Bradburn Drive that have been dedicated to the City, and provides the sidewalk and trail network outlined in the PDP. Detention for the neighborhood was included in the design and construction of the detention pond located in Uplands PA-B(1), north of Bradburn Drive. This existing pond effectively captures on-site run-off developed from Uplands B(1) & B(2), allows the natural drainage to function for this neighborhood, and improves the drainage conditions for West 84th Avenue, Bradburn Drive, and existing residences around the proposed neighborhood compared to the conditions that existed prior to development of Uplands. The street network was designed to provide access to the residential uses without creating cut-through traffic between W 82nd Avenue and Bradburn Drive. The proposed homes were laid out to balance neighborhood design and livability while creating a transition between existing uses to the north and south, minimizing the need for cut, fill and retaining walls, accommodating the existing public land dedications to the east, celebrating northwesterly views toward the Front Range and maximizing pedestrian connectivity.

9. Section 11-5-15(A)(9), W.M.C. provides the following condition of approval: *"Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice."*

The proposed Official Development Plan meets this standard because the building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice, and meet the Westminster Municipal Code (WMC), Uplands PDP, and the Design Standards for Single-Family Detached, except as noted and justified in 11-4-15(A)(4) above.

- Building height – the maximum proposed building heights comply with the approved PDP - a 40-foot maximum building height is permitted in the PDP and a 40-foot maximum building height (as measured per IRC) is proposed.

- Bulk, setbacks and lot size – these are met except where specifically noted as exceptions. These exceptions are justified as follows:

    - Minimize impact to adjacent neighborhoods – While some setbacks are reduced, a thoughtful transition in density is provided from the single-family detached homes to the south to the relatively higher-density attached & detached homes to the north, in Uplands B(1). Neither of the two perimeter setback exceptions directly front to neighboring properties. A reduced Bradburn setback activates this street and complements the housing and landscape design on the north side. The reduced W 82nd Way setback is mitigated by the topography on site and additional planting along this street frontage. These reduced setbacks are thoughtful and careful to not impact the adjacent neighbors.

    - These exceptions are supported by the following documents and policies:

        - 2013 Comprehensive Plan – the proposed setbacks increase housing diversity, provide a density transition from existing homes and cluster housing while providing public land dedication and preserving view corridors. These reduced setbacks minimize the amount of land required to build the proposed homes and allow for larger publicly accessible private park spaces (7.6% provided, 4% required, elective points are only given up to 6%).

        - 2040 Comp Plan – this exception aligns with the 2040 Comp Plan Sustainable Design Goal LU-6 which 'encourages sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design'. LU-6 includes the goal of promoting development that is walkable and promotes community space. The proposed design fosters connections to the adjacent open spaces, nearly doubling the publicly accessible park requirement, and celebrating the natural features of the site – in this case, the stellar westerly views.

        - WMC – this exception aligns with the WMC by providing for 'diversification and flexibility in housing types, housing prices, and overall design' (11-4-7(B)) Located on a slope, the home types proposed are designed to accommodate the existing steep grade on the site and allow for connectivity and view opportunities. Homes are clustered and prioritize connections to nearby parks and amenities, as well as connections to neighboring residential areas. They are some of the few front-loaded homes in all of Uplands, purposefully designed to create a transition in housing type while accommodating the extensive existing grade on-site. These homes, combined with the balance of Uplands, represent pieces of

the broader spectrum of housing stock needed in Westminster, and cater toward diverse family sizes, ages, and incomes.

- Lot coverage – the only specific lot coverage requirement is that publicly accessible private parks and open space must cover at least 4% of the site. This requirement is exceeded and nearly doubled – the proposed ODP provides for publicly accessible private parks and open space on 7.6% of the site.

10. Section 11-5-15(A)(10), W.M.C. provides the following condition of approval: *"The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials."*

The proposed Official Development Plan meets this standard because the Westminster Design Standards for Single Family Detached and additional architectural streetscape enhancements are incorporated into the ODP, except as noted and justified in 11-4-15(A)(4) above.

- Anti-Monotony Criteria – All anti-monotony requirements from City Standards and the Uplands PDP are included within this ODP as architectural requirements. This includes architectural elements such as different and purposeful roof forms / lines / profiles and different entry treatments. Out of the list of distinguishing feature options, a minimum of four models shall be built, each featuring at least two different criteria each.

- Exterior Design Elements – All SFD homes are required to have roof pitches of 5 in 12 or greater, except for secondary (minor) roofs, as noted and justified in 11-4-15(A)(4) above. Exterior design and details are incorporated in the overall building form through the use of roof and wall plane breaks and multiple materials required for all SFD homes. Roof breaks shall occur on all models, which exceed the City's minimum requirements. Additionally, architectural enhancements are required for homes along Bradburn to complement the character of the homes to the north.

- Garages – The ODP includes a list of garage standards that are required for all home designs, ensuring cohesiveness and quality design. These include additional areas for storage, minimum interior and door dimensions, and window requirements. Additional standards apply for street-facing garages, including architectural elements (such as dormers, balconies, or articulated porch entries) which pull visual focus away from the garage.

- Exterior Materials and Colors – 30% masonry is required on all four sides of the building, excluding window and door areas. Exterior wall materials shall be compatible with adjacent neighborhood homes, with preferred materials and bond patterns specified. Preferred roof materials are also included, while asphalt roofing is discouraged. Lap siding is also discouraged and comes with restrictions.

- Sustainable Design – Homes are required to be installed with wiring for garage EV car charging and rooftop solar panels. All homes will be designed to meet EnergyStar and WaterSense standards. All sustainability commitments in the PDP are met in this ODP.

11. Section 11-5-15(A)(11), W.M.C. provides the following condition of approval: *"Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development."*

The proposed Official Development Plan meets this standard because fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.

- Fences – A 3-foot split rail fence is proposed where the publicly accessible private park abuts the View Corridor to help define ownership and maintenance boundaries. Additionally, 4-foot open rail fences are included on each individual lot, as noted in the ODP.

- Walls – no screen walls are provided. Retaining walls are strategically provided where necessary to accommodate accessible and usable amenity spaces and circulation. They are proposed internal to the neighborhood and comply with City design criteria, and include vegetative screening to lessen their visual impact.

- Vegetative screening – vegetative screening is strategically provided where necessary to provide additional screening and transition to adjacent uses, although the neighborhood is generally designed to not require additional buffering. Vegetative screening is present within the neighborhood in the limited cases where the existing conditions are unable to naturally provide this buffer.

- The proposed design is naturally buffered by the surrounding City land and private park, and additionally uses the site's topography to separate uses. Further, this neighborhood has limited neighbors and responds to their densities with the proposed home styles and placement.

12. Section 11-5-15(A)(12), W.M.C. provides the following condition of approval: *"Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate."*

The proposed Official Development Plan meets this standard because the standards are met, except as noted and justified in 11-4-15(A)(4) above.

The overall landscape plan builds upon the site's topography, which creates a natural buffer and transition to adjacent uses (to the south) and engages and activates public spaces (to the northeast), balancing the creation of community gathering and play areas with thoughtful water use. In the limited areas where the site's layout and topography don't naturally screen the proposed homes, additional landscaping is provided to soften these edges. Landscape materials exceed requirements and are aligned with City and Uplands goals for water conservation.

The proposed landscape plan complies with the landscape character as described in the PDP by utilizing xeric plant material and limiting turf to only those areas designated as active play areas. All tree lawns consist of low water use shrub material and turf blends. The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

As noted in the ODP, the following landscape requirements are met or exceeded:

- Tree/shrub landscape requirements are met or exceeded across the whole of the neighborhood
- High water turf areas cover approximately 6.8% of the neighborhood (compared to the 20% allowed)
- Open play area requirement is exceeded (1% of total site area is required; 2.3% is provided)
- Playground area requirement is exceeded (0.5% of total site area is required; 1.2% is provided)
- Publicly accessible public park area is exceeded (4% of total site area is required; 7.6% is provided)

13. Section 11-5-15(A)(13), W.M.C. provides the following condition of approval*: "Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity."*

The proposed ODP meets this standard because, consistent with the approved PDP and Master Traffic Impact Study (TIS), the development is designed so that existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity. These design features include the following:

- PDP – Street Sections
    - Perimeter streets – the proposed ODP does not include improvements to the surrounding street sections for Bradburn Drive and Lowell Boulevard, as these have already been completed or are currently under construction with other Uplands improvement projects. The existing ROW for Bradburn Drive is 10-feet greater than a standard minor collector (as depicted in the PDP); this additional space allows for a wider tree lawn on both sides of the street.
    - Local streets – the proposed ODP includes modified local street sections that are generally consistent with the local street section provided in the PDP. The modifications are required to adapt to the unique conditions of the site, reduce unnecessary pavement and retaining walls, meet fire requirements and still provide some on-street parking and traffic calming. The justification for this exception is expanded upon in 11-4-15(A)(4) above.
    - Alleys – the proposed ODP does not include an alley. This ODP does include private drive sections (Newton Court) that are generally consistent with the intent of the alley sections provided in the PDP (26-foot pavement sections) to provide sufficient space for fire access and utilities, where required. Newton Court has unique considerations including topography, utilities, and an emergency vehicle only / limited delivery connection to W 82nd Avenue.
- PDP – Phasing Plan
    - To comply with the PDP Phasing Plan, one vehicular access point is proposed for the neighborhood. This access point is a local street connection at Bradburn Drive and serves as the main neighborhood entry and runs east/west through the proposed neighborhood, terminating in a cul-de-sac. The proposed Newton Court connects to the proposed cul-de-sac, serving homes and then continuing to connect to W 82nd Avenue as emergency-only access (with limited delivery allowance, intended for moving trucks only), providing emergency services with a required second point of access. This secondary access point will be signed as emergency-only, fulfilling the required two points of emergency access while mitigating the potential for cut-through traffic. The proposed local street (Osceola Way) is sufficient to meet the generated traffic demands of the proposed neighborhood.
- Master Traffic Impact Study
    - The traffic conformance letter submitted with the proposed ODP projects this neighborhood is in compliance with the approved Master Traffic Impact Study, such that all PA-B(2) generated trips will be at or below the limits specified within the Master Traffic Impact Study.

14. Section 11-5-15(A)(14), W.M.C. provides the following condition of approval: *"Streets, parking areas, 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 proposed Official Development Plan meets this standard because, consistent with the approved PDP, streets, parking areas, 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. These design features include the following:

- Streets – as described in 11-5-15(A)(13) above, the proposed street sections are generally consistent with the street sections proposed in the approved PDP. The proposed streets include on-street parking, which adds natural friction to the street to slow traffic and encourage more pedestrian movements. Osceola Way is modified from the standard street section to remove on-street parking on the north side of the street, which was determined to not be necessary due to the parking demands presented in the parking study. Reducing the ROW width reduces retaining walls and additional asphalt within the neighborhood, more detail is provided in 11-5-15(A)(4) above.

- Driveways – all proposed single-family detached driveways are accessed off the internal street and private drive; no direct access is provided from the perimeter street network. This improves safety and minimizes potential conflicts between vehicles, bicycles and pedestrians by focusing private vehicle access points on the local street and private drive, instead of the perimeter collector streets.

- Access points – the single proposed access point in this ODP is consistent with the access locations identified in the PDP. The PDP includes two access points off Bradburn into Planning Area B(2). The proposed access point (Osceola Way) is located in generally the same location as found in the PDP and accommodates an aligned access point to the north for Planning Area B(1). The eastern access point in the PDP is part of Outlot B, identified as Public Land Dedication. Two additional access points are noted along Lowell Boulevard. These access points, if used, will be designed as part of the Public Land Dedication efforts, led by the City. The proposed ODP includes an access easement and fire lane connecting the Osceola Way cul-de-sac to West 82nd Avenue. This provides the second point of access required by the Westminster Fire Department while discouraging cut-through traffic between W 82nd Avenue and Bradburn, as discussed with our neighbors during the community outreach process.

- Turning movements – all proposed turning movements in and out of the proposed neighborhood comply with the approved Master Traffic Impact Study.

15. Section 11-5-15(A)(15), W.M.C. provides the following condition of approval: *"Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic."*

The proposed ODP meets this standard because, consistent with the approved PDP, it includes significant pedestrian improvements that are designed to create a logical, safe and convenient system between proposed structures and off-site destinations which are likely to attract substantial pedestrian traffic.

The existing conditions around Planning Area B(2) include very limited sidewalks that do not create a logical, safe and convenient system. The 2017 Westminster Mobility Action Plan identified gaps in the sidewalk network along Lowell Boulevard and Bradburn Drive. Accordingly, the proposed ODP includes the following pedestrian improvements:

- Adding 5-foot sidewalk connections between the W 82nd Avenue cul-de-sac and Osceola Way, and between Osceola Way and Bradburn Drive
- Adding internal sidewalk connections:
    - East/west walks along both sides of Osceola Way
    - A north/south walk connecting Osceola Way to the publicly accessible private park
    - Minor internal connections
- Although not part of this ODP, walk improvements are proposed/ currently under construction along Lowell Boulevard and along Osceola Street within B(1), completing the pedestrian circulation around this proposed neighborhood. These critical connections link together the existing Gregory Hill neighborhood, Shaw Heights neighborhood, and Belleview Christian School.

The proposed pedestrian circulation network provides missing or improved perimeter improvements (along West 84th Avenue, Bradburn Drive and Lowell Boulevard) and internal improvements connecting existing and future residents to the public land dedication, the publicly accessible private park as well as to the regional sidewalk network. It further provides an internal looped network within the neighborhood for additional connections.

16. Section 11-5-15(A)(16), W.M.C. provides the following condition of approval: *"Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans."*

The proposed Official Development Plan meets this standard because it is consistent with the approved PDP, Uplands Master Utility Study and Uplands Phase I Drainage Report.

- PDP Phasing Plan, Master Utility Study and Phase I Drainage Report
    - Water – the proposed water improvements strengthen and enhance the existing water network. These improvements complete the water network for the area and bring it up to the latest standards and specifications. Sufficient water infrastructure and fire hydrants are provided throughout the proposed neighborhood to service and meet the required fire flow demands of the site. Two points of water connection are provided for the neighborhood to facilitate water circulation – one along Bradburn Drive and one in the southeastern corner of the W 82nd Avenue cul-de-sac.
    - Stormwater Management / Drainage – The infrastructure included within the ODP improves underground infrastructure, inlets, curb and gutter, and swales to route runoff generated from the B(2) neighborhood to the existing detention pond within Uplands B(1). The existing detention pond in B(1) outfalls into existing underground infrastructure at Circle Drive and West 84th Avenue, reducing the amount of runoff seen by the curb and gutter along the south side of West 84th Avenue in the existing condition prior to both neighborhoods being built.
    - Sanitary Sewer – the proposed sanitary improvements strengthen and enhance the existing sanitary sewer network. These improvements complete the sanitary sewer network for the area and bring it up to the latest standards and specifications. Sufficient sanitary sewer infrastructure is provided throughout the proposed neighborhood to meet the proposed demands of the site. The sanitary sewer systems outfalls into existing infrastructure in Bradburn Drive.

17. Section 11-5-15(A)(17), W.M.C. provides the following condition of approval: *"The applicant is not in default or does not have any outstanding obligations to the City."*

The proposed Official Development Plan meets this standard because the applicant is neither in default nor has any outstanding obligations to the City.

Attachment 8
Public Comments
Received as of
October 22, 2025

From: Patricia Russell
To: Public Comment
Subject: [EXTERNAL] Upland B2 proposed gate plan onto La Place Court
Date: Sunday, August 10, 2025 4:59:45 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I completely support resident Suzanne Wright's proposed alternate plan that would "protect and benefit" all involved residents and meet requirements of emergency vehicles.

On September 20'23 City Council put a culdesack on our street because they recognized it was necessary for the safety of all vehicles, due to the then very high volume of traffic misusing this street as a cut off. This made it accident prone and dangerous, with a lack of sight being, it's only a hill both directions.

To have the proposed permanently open gate required by the fire department as a vehicle opening even possible onto our street would highly increased its use. It would become a cut off for countless daily numbers of construction trucks, as well as the additional new residents connected to it.

More often than not, vehicles drive in the middle of the street making it very hard to avoid hitting the other vehicle head on, or, to even have room to miss them.

This would leave the ongoing potential for wrecks with possible loss of life.

Respectfully submitted
Patricia Russell
8162 La Place Ct.
Westminster
303.507.5545

Sent from my Verizon, Samsung Galaxy smartphone

From:	WP
To:	McNally, Nancy; Nurmela, Sarah; Carmelia, Claire; DeMott, David; Ezeadi, Obi; Hott, Amber; Ireland, Kristine
Cc:	Public Comment
Subject:	[EXTERNAL] Official Development Plan for Uplands Filing 2, Block 2 / PA-B2 Does NOT meet City Code - Vote NO on 8/11/25!
Date:	Sunday, August 10, 2025 7:23:37 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilmembers,

I urge you to deny the Official Development Plan for Uplands Filing 2, Block 2 / PA-B2 because the proposed ODP is not in conformance with City Codes, ordinances, and policies.

As we heard in the Planning Commission meeting last June, Uplands says this is the best way for them to develop this parcel, but they added that this is the best way for them to develop and maximize the profits they want. The developers' profit margins should not be a factor in your decision. Please listen to planning staff and deny this plan because it does NOT meet the design or engineering standards put in place by the City of Westminster – period.

Uplands has been approved for many other plans, and this is just ONE SMALL PARCEL in their huge development. Uplands will more than survive if they can't develop this tiny bit with maximum return. Uplands even says they knew this was a "difficult" site from the beginning. They knew they would need to meet City Code for this "challenging" site when they purchased the land and they made the decision to move forward. Now they need to come up with a better plan that meets code. Please listen to your City Staff and deny this ODP!

If Uplands won't build to code, they shouldn't be allowed to build. Uplands need to follow the rules just like the rest of us! Please enforce our City's Code and deny this application. Please protect our city by following the rules and guidelines that have been put in place for exactly these reasons. Westminster residents have been told over and over again that if developers meet the City Code, then they can develop. This time, Uplands has clearly failed to meet multiple City Codes, so clearly you must deny this application.

Thank you,
Willow Pappageorge
3600 Chestnut Lane
Westminster, CO 80031

Presented July 25, 2023

On·July·25,·the·Planning·Commission·voted·to·recommend·the·Uplands·Development·Project·eliminating·the·cul-de-sac·on·LaPlace·Court·which·was·planned·because,·as·Mr·Pachner·stated,·"the·existing·condition·hasn't·been·very·safe"·(Meeting·Minutes).··During·the·public·comments·segment·of·the·meeting,·two·residents·who·do·not·live·on·LaPlace·Court·complained·about·the·loss·of·access·to·Bradburn.··Two·residents·with·driveways·on·LaPlace·Court·explained·the·safety·issue·related·to·the·blind·spot·at·the·top·of·the·steep·hill·and·entrance·and·exit·from·driveways.··¶

Commissioner·Carpenter·made·the·motion·to·recommend·the·Uplands·ODP·to·City·Council·without·the·LaPlace·safety·improvements.··The·Council·voted·4-2·in·favor.·This·was·a·shock·to·the·seven·families·who·have·driveways·on·LaPlace·Court,·as·we·already·have·a·safety·issue·with·drivers·cutting·through·on·LaPlace·and·disregarding·the·one-way·status·of·the·street.··¶

Since·the·meeting,·I·have·spoken·to·the·seven·residents·who·have·driveways·on·LaPlace·Court.··We·ask·that·the·City·Council·approve·the·Uplands·ODP·reinstating·the·LaPlace·disconnect.¶

- → Terri·Hilgendorf,·8161·LaPlace·Court¶
- → Robert·and·Suzanne·Wright,·8135·LaPlace·Court¶
- → Anita·Galicia,·8120·LaPlace·Court¶
- → Patricia·Russell,·8162·LaPlace·Court¶
- → Laura·Nokes·Lang,·8150·LaPlace·Court¶
- → Polly·Bartlett,·8101·LaPlace·Court¶
- → Tiffany·Go·and·Kamo·Kenta,·8100·LaPlace·Court¶
- → Brenda·Archuleta,·8172·LaPlace·Court¶

If·there·is·any·doubt,·I·urge·members·of·the·council·to·please·drive·onto·LaPlace·Court.··The·safety·issue·will·be·obvious.¶

Respectfully·yours,¶

Terri·R.·Hilgendorf¶

From: Laura Nokes Lang
To: Public Comment
Subject: [EXTERNAL] Uplands development proposal for B-2
Date: Saturday, August 9, 2025 9:23:13 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have lived in my home on La Place Court for approximately 58 years, and I have witnessed big
changes over time. When we first moved in, I had no children, and I really didn't pay too much attention to the traffic on this little street because I usually was at work in an office somewhere away from here. In 1970 my son was born, and I became a full-time homemaker. I became alarmed at how many cars were speeding over the hill. We have limited sight lines because of the hill, and getting out of our driveway was a harrowing experience. I talked with the police about the traffic situation, and they came back with the report that we were having 4000 cars each day go past our driveway, 2000 southbound and 2000 northbound. Most of them were going way over the posted 15 miles per hour speed limit. I spoke with some neighbors to learn what they thought of the situation, and they didn't like it at all! Rosalie Adnan said her family could not carry on a conversation in their living room for all the noise of cars and trucks revving up to go up the hill or squealing brakes when coming down the hill. We went to the City Council and asked for some relief. We worked for four years with city staffers to try to figure out a remedy.

The best remedy would be to put in a cul-de-sac all agreed, but we didn't have anyone willing to give up their property for a public cul-de-sac. The next best solution was to put in a crazy one-way system that substantially reduced the number of cars and trucks and greatly increased the criticism of the community for cutting off their easy short cut. We were called all kinds of unkind words in the newspaper. The city fathers said they would change it back. I begged that they would give it a full month for people to get used to the change. The hubbub calmed down, though people were still commenting on it the whole time it was there.

After all these years, we finally got the cul-de-sac, thanks to the Uplands developers who donated some property and built the cul-de-sac so big that every kind of emergency truck and ambulance could make a sweeping U-turn. Some people don't believe the tiny signs that say "no outlet," and they get mad, and then they either jump the curb and go through what will be landscaping, or they turn around and experience that great -cul-de-sac we all love.

PLEASE DO NOT APPROVE THE UPLANDS PROPOSAL. WE DESERVE TO HAVE A SAFE AND QUIET STREET AFTER ALL THESE YEARS OF PUTTING UP WITH DRIVERS WHO DO NOT READ THE SIGNS AND BARREL THEIR WAY THROUGH.

Thank you,

Laura Nokes Lang

From:	Terri Whyte Hilgendorf
To:	Public Comment
Subject:	[EXTERNAL] Agenda August 11, 2025 Public Hearing and Consideration of an Official Development Plan for Uplands Filing 2, Block 2 / PA-B2
Date:	Sunday, August 10, 2025 9:44:45 PM
Attachments:	43462ab5-15de-4717-893f-989f3c0bb196.png LaPlace Court cul de sac petition 7-25-23.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the City Council,

I will be attending the meeting on Monday night, and in preparation for the public meeting, I want to remind the Council of a petition presented on September 11, 2023 (see below and/or attached Word doc).

At that time, the Planning Commission decision was reversed, and the cul de sac was installed to the relief of all of us. However, the Uplands B-2 Development Concept Plan presented at the hearing on August 11 will take us back to the previous unsafe situation wherein LaPlace Court served as a "cut-through" with cars speeding up a street with limited visibility.

I urge City Council members to drive onto LaPlace Court before the meeting tonight, experience the visibility issue that this steep slope presents, and vote to deny the Uplands B-2 design plan.

Respectfully yours,
Terri Hilgendorf

On·July·25,·the·Planning·Commission·voted·to·recommend·the·Uplands·Development·Project·eliminating·the·cul-de-sac·on·LaPlace·Court·which·was·planned·because,·as·Mr.·Pachner·stated,·"the·existing·condition·hasn't·been·very·safe"·(Meeting·Minutes).··During·the·public·comments·segment·of·the·meeting,·two·residents·who·do·not·live·on·LaPlace·Court·complained·about·the·loss·of·access·to·Bradburn.··Two·residents·with·driveways·on·LaPlace·Court·explained·the·safety·issue·related·to·the·blind·spot·at·the·top·of·the·steep·hill·and·entrance·and·exit·from·driveways.··¶

Commissioner·Carpenter·made·the·motion·to·recommend·the·Uplands·ODP·to·City·Council·without·the·LaPlace·safety·improvements.··The·Council·voted·4-2·in·favor.·This·was·a·shock·to·the·seven·families·who·have·driveways·on·LaPlace·Court,·as·we·already·have·a·safety·issue·with·drivers·cutting·through·on·LaPlace·and·disregarding·the·one-way·status·of·the·street.··¶

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- → Polly·Bartlett,·8101·LaPlace·Court¶
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- → Brenda·Archuleta,·8172·LaPlace·Court¶

If·there·is·any·doubt,·I·urge·members·of·the·council·to·please·drive·onto·LaPlace·Court.··The·safety·issue·will·be·obvious.¶

Respectfully·yours,¶

Terri·R.·Hilgendorf¶

Outlook

RE: [EXTERNAL] Strong opposition to Development at Bradburn and Lowell

From Schroeder, Kathryn <kschroed@westminsterco.gov>
Date Tue 8/5/2025 9:14 AM
To Kasza, Jacob <jpkasza@westminsterco.gov>; Fitch, Abby <afitch@westminsterco.gov>

Yes – this will be added.

Kathryn Schroeder (she/her)
Deputy City Clerk
City of Westminster | City Clerk's Office
kschroed@westminsterco.gov | 303.658.2330
4800 W 92nd Ave. Westminster, CO 80031

WESTMINSTER | WWW.WESTMINSTERCO.GOV

From: Kasza, Jacob <jpkasza@westminsterco.gov>
Sent: Monday, August 4, 2025 3:02 PM
To: Schroeder, Kathryn <kschroed@westminsterco.gov>
Subject: FW: [EXTERNAL] Strong opposition to Development at Bradburn and Lowell

Hi Kathryn,

This public comment is for the Uplands Public Hearing on 8/11. Can you add it to the others?

Thank you!
Jacob

From: Matthew Gillette <mgillette813@gmail.com>
Sent: Sunday, August 3, 2025 10:00 AM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: [EXTERNAL] Strong opposition to Development at Bradburn and Lowell

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Westminster city government,

As a long-time resident of the Shaw Heights neighborhood, I am writing to express my deep frustration and strong opposition to the proposed development of new homes on the 13.27 acres off of Bradburn and Lowell.

This area is not just open space, it's a crucial part of our daily lives. I, like many of my neighbors, walk my dogs along Bradburn and up to the top of the hill on Lowell regularly. It's one of the few remaining

open areas that give this part of Westminster any sense of peace, openness, and connection to the natural environment.

Your proposal might look like "progress" on paper, but it's yet another example of the city pushing growth at the expense of the residents who already live here. You're treating this like a blank slate instead of recognizing the impact it will have on existing neighborhoods like Shaw Heights, communities that have long been overlooked when it comes to city improvements and infrastructure.

What Westminster needs is not more density. What we need is livability. That means sidewalks where it's safe to walk, improved access to parks, and infrastructure that serves current families, not packing in more homes just to increase tax revenue.

Please stop ignoring the very people who call this place home. If the city is serious about preserving the character of Westminster as a livable *suburb,* not a congested city center, then it's time to start acting like it.

We deserve better. This development is a step in the wrong direction.

Sincerely,
Matt Gillette

Resident of Shaw Heights

8300 Oakwood Street

From: P. Bartlett
To: Public Comment
Subject: [EXTERNAL] City Council Meeting, 8-11-2025 re: Upland B-2 HOA Proposal
Date: Sunday, August 10, 2025 5:07:06 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor McNally and City Council Members,

Thank you for the opportunity to comment on Upland's proposed development of B-2 HOA via email. I will be attending the City Council Meeting on 8-11-2025.

I have been a home owner at 8101 La Place Court, Westminster, CO 80031 since 1997. Prior to the construction of the 82nd. Street cul de sac, traffic going North and South on La Place Count ignoring traffic flow signage, had been a chronic problem. Cars speeding up and over the hill had also been a problem. (Maybe the speeders thought they would not be noticed if they went fast). The 82nd Street cul de sac solved the problem.

In 2023 at a meeting held at the Belleview Christian School Campus, the Upland representatives presented plans for the 82nd Street cul de sac. I asked three questions:

1. Will there be any access to and from Bradbury Drive to 82nd. Street and/or La Place Court? Upland's Answer: **NO**
2. Will there be any access to or from Upland B-2 HOA to 82nd. Street and/or La Place Court? Upland's Answer: **NO, just a walking trail**.
3. Will there be landscaping between the 82nd. Street cul de sac/82nd Street and Bradburn Drive, and landscaping between the East end of 82nd Street and the West side of Upland B-2 HOA. Answer: **YES**

City Council approved the plan on 9-11-2023. This allayed my fears of increased traffic from construction vehicles going in both directions on La Place Court and traffic from the Upland B-2 HOA and/or other Upland projects in the area going in both directions on La Place Court as a short cut.

Construction began on Bradburn Boulevard and we had dump trucks and concrete haulers going up and down La Place Court. The problem was solved when the cul de sac was installed.

Upland **LIED.** Upland has requested City Council approve that the B-2 HOA Newton Court access 82nd. Street and La Place Court, installing a gate, which must be kept open (per International Fire Code criteria). This will once again open up a short cut through La Place Court (and now 82nd. Street) between Bradburn Drive, Upland B-2 HOA, new Upland development traffic, Oakwood and 80th. Avenue. This will greatly adversely effect the Observatory Heights neighborhood.

I strongly urge City Council reject the Upland B-2 HOA plan and to approve the alternate plan, which has been submitted, which creates a loop by intersecting Osceola Street with Newton Court in the Upland B-2 HOA which would intersect with Bradburn Drive.

City Council fixed a longstanding problem on 9-11-2023. Please do not "unfix" it and in fact

create a worse problem if you approve the proposed Upland B-2 HOA plan.

Thank you,
Mary Corbly-Bartlett
8101 La Place Court
Westminster, CO 80031
303-429-1335

.

Kasza, Jacob

Subject: RE: [EXTERNAL] thanks for sending the files!

From: John Carpenter <jfc4390@gmail.com>
Sent: Wednesday, March 19, 2025 8:28 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: [EXTERNAL] thanks for sending the files!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jacob,

Here are some comments:

Uplands Filing #2

1) Per the plans, the crest of the hill on Lowell Boulevard is about 5440 feet in elevation, but that is also the elevation of the private road to the west. Assuming that the houses on the private lane are about 20 to 25 feet taller than the lane, they would block the westerly views from Lowell Boulevard which is a shame.

2) Why did staff support private streets, especially since they are too narrow to allow needed on- street parking. That is a departure from a longstanding Westminster policy to oppose private streets, which developers love but future residents hate since they have to incur the cost to maintain the streets.

3) I can't believe that the developer is not required to replace the deteriorated asphalt sidewalk along Lowell Boulevard.

4) So sad that Dave Downing and Jason Genck supported allowing development here instead of requiring this as a part of the required Public Land Dedication. No response needed from you.

Kasza, Jacob

From: Heidi Guenther <heidijoyguenther@gmail.com>
Sent: Thursday, June 27, 2024 5:28 PM
To: Kasza, Jacob
Subject: Re: [EXTERNAL] Re: Contact info and Uplands B-2 View Corridor
Attachments: image002.png

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Jacob,
Thank you for the pamphlet. It is indeed very insightful about the community feedback valuing the views in westminster as #4 reason they love it here.

Is there a place in the pamphlet that talks about the view corridors? Or how the feedback was gathered for that?

Again, thank you for your patience with me Jacob.

I'm honestly feeling lost and confused as a resident of historic westminster, yet not having any idea about the opportunity for feedback about the view corridors in my area that I visit every week. We bought a home after renting in this area because of the feeling of being surrounded by open space and views. As you can see a lot of people in our community also value that about Westminster.

Would you be able to help me by keeping me informed about the stage of the B2 ODP process we are in? I really want to understand what decisions will be made next and how I can participate with my community feedback.

Thanks for all your support,
Heidi

On Thu, 27 Jun 2024, 16:53 Kasza, Jacob, <jpkasza@westminsterco.gov> wrote:

> Hi Heidi,
>
> I am attaching our Community Engagement Summary that covers the process for how the City gathered feedback and input on the 2040 Comprehensive Plan. We started engagement in 2018 and concluded it in 2021.
>
> Have a nice weekend!
>
> Jacob

From: Heidi Guenther <heidijoyguenther@gmail.com>
Sent: Wednesday, June 26, 2024 2:27 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: Re: [EXTERNAL] Re: Contact info and Uplands B-2 View Corridor

Hi Jacob,

Thank you for all the information.

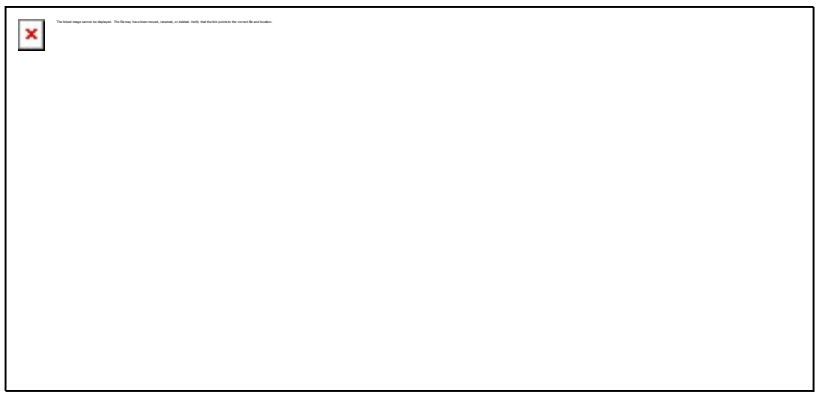
Regarding the Comprehensive Plan View Corridor. Can you provide me more information about how you gathered citizen feedback for the recent changes? Can you also let me know the timing of when these changes where gathered and implemented?

Thanks,

Heidi

On Thu, 20 Jun 2024, 17:03 Kasza, Jacob, <jpkasza@westminsterco.gov> wrote:

> Heidi,
>
> When the development was originally proposed in 2018, we had a smaller notification area by City Code. About three years ago, the City Council increased the notification area and it now includes your property.
>
> Here are some answers to your questions:
>
> 1. If you would like to view all of the comments, you can search for the project on our eTRAKiT website: https://develop.cityofwestminster.us/etrakit/
>
> In the Project section, select search and then type in PLN24-0031:



That will pull up the project. Click on it and it will open the project. Scroll down to the attachments and look for the file called SUB01 - REDLINED ODP - Partial Comments

To be brief, the City Staff want the applicant to remove the alley and instead have the units with the garages front onto the new Osceola cul-de-sac. Here wa

2. I can send you the powerpoint, but it is too large to email. I will need to send it through our file transfer site. I'll send it as soon as I hit send.
3. The last map was updated within the last few years. We use citizen feedback to determine which view corridors should be protected. The Uplands PDP and ODPs are not used to inform the map. The view corridors are enforced through the development entitlement process. Typically, we require a view corridor study to show a before and after to determine what effect the proposed development would have on the view corridor. Then we can assess whether the City should impose a restriction on development or a height limit for structures. With the Uplands development we imposed a restriction on places they could not build a structure.

Your best option to try to save the views is to write to City Council and come speak at the public hearing with Planning Commission and City Council. I will tell you it will be a long shot as the new view corridor map only shows the arrow pointing towards the northwest and their PDP already includes a view corridor protection.

Jacob

From: Heidi Guenther <heidijoyguenther@gmail.com>
Sent: Thursday, June 20, 2024 9:53 AM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: Re: [EXTERNAL] Re: Contact info and Uplands B-2 View Corridor

Hi Jacob,

Thanks for the update. I did receive a notice only for this last public hearing, but not for any others. It seems I missed their first round of public feedback somehow. That's why I am concerned if I will be informed or not in the future.

Of course I have some more questions for you. And thank you kindly for your patience with me. 😊

1. As for the city not approving their current ODP, can I get any specific details about what changes they are being asked to make?

2. Could I get the ppt deck that was presented to the community by the developer?

3. Regarding the Comprehensive Plan View Corridor maps, when was the last map updated? How does the city determine the direction and size if the View Corredor arrows? Were the Uplands ODPs used to inform the new plan? How does the city enforce these plans?

My main concern for this development is that the current plan will remove 80% of the view from Lowell and Bradburn. This hillside is where people go for solace in the neighborhood. It serves all the people who cannot afford to have a property with a mountain view. It serves the mental health of the community by providing the only expansive view of the mountains in the area (that is friendly to pedestrians). If this amazing hillside is allowed to be developed by the current B2 ODP, it will alienate the less fortunate neighbors from accessing their current means of mountain solace. The fact that there is a dedicated public land and view corredor already allocated on this property indicates the community value of this hillside and its views.

Jacob, please help me understand all of the means in which I can help save the view, for not just me, but ALL future residents of Lowell.

Thanks for your help, patience understanding,

Heidi

On Wed, 19 Jun 2024, 15:57 Kasza, Jacob, <jpkasza@westminsterco.gov> wrote:

Heidi,

The public hearings for Uplands B2 have not been scheduled yet. At this time, the City is not in support of the alley concept they showed last night at the meeting. They will need to resubmit their application and address our concerns with that alley and our other comments before we schedule the meeting.

Did you receive a notice in the mail? If so, you will receive notices for their public hearings. Other than that, any email you send to me, including this one, will be a part of the written "Public Comments" that I present to both the Planning Commission and City Council at the hearings.

Jacob

From: Heidi Guenther <heidijoyguenther@gmail.com>
Sent: Wednesday, June 19, 2024 2:43 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: [EXTERNAL] Re: Contact info and Uplands B-2 View Corridor

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jacob,

Thanks so much for your help and providing me with all this information. I will definitely look into everything you've shared with me.

I am wondering when is the future public hearing or any other meetings that the community can provide input regarding Uplands B2 ODP application?

Thanks,

Heidi

On Wed, 19 Jun 2024, 11:30 Kasza, Jacob, <jpkasza@westminsterco.gov> wrote:

> Hello Heidi,
>
> It was nice to meet you last night. You asked for how to contact the City Council. Here is a link to their webpage: https://www.westminsterco.gov/citycouncil
>
> If you click on their image/name tile it will take you to another page with their emails and phone numbers. Please know that they will likely not engage in a conversation with you on the Uplands B-2 ODP application as that will come before them at a future public hearing. They are typically advised not to communicate about pending development applications as that can be considered ex parte communication.
>
> The best way to provide your comments on the view corridor and the Uplands B-2 ODP application is to either provide written comments to me ahead of time or speak during the public comment period at a future public hearing.
>
> I am attaching the 2013 Comprehensive Plan View Corridor map which was the City's regulatory document in effect when their Preliminary Development Plan was processed. I am also attaching the 2040 Comprehensive Plan View Corridor map which is the City's current regulatory document.
>
> Lastly, you asked for the view corridor study that I showed last night. This was provided as a part of their development application.
>
> If you have any other questions, please let me know. Have a great day!
>
> **Jacob P. Kasza**
> **Senior Planner**
> City of Westminster | Community Services Department
> jpkasza@westminsterco.gov | 303.658.2400

4800 West 92nd Avenue, Westminster, CO 80031



Kasza, Jacob

From: Sarah Morrison <semorrison5185@yahoo.com>
Sent: Thursday, July 25, 2024 4:20 PM
To: John Morrison; Kasza, Jacob
Subject: Re: [EXTERNAL] Street Plan for Bradburn Dr

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Jacob,

So since we already have that driveway build and use it daily since the city will soon be blocking it, is the city liable for the costs of re-locating it? The driveway was in place long before the construction started and we made sure to build it properly. No permits were required so it is a valid driveway.

Would the city be responsible for the rock and labor to move our driveway?

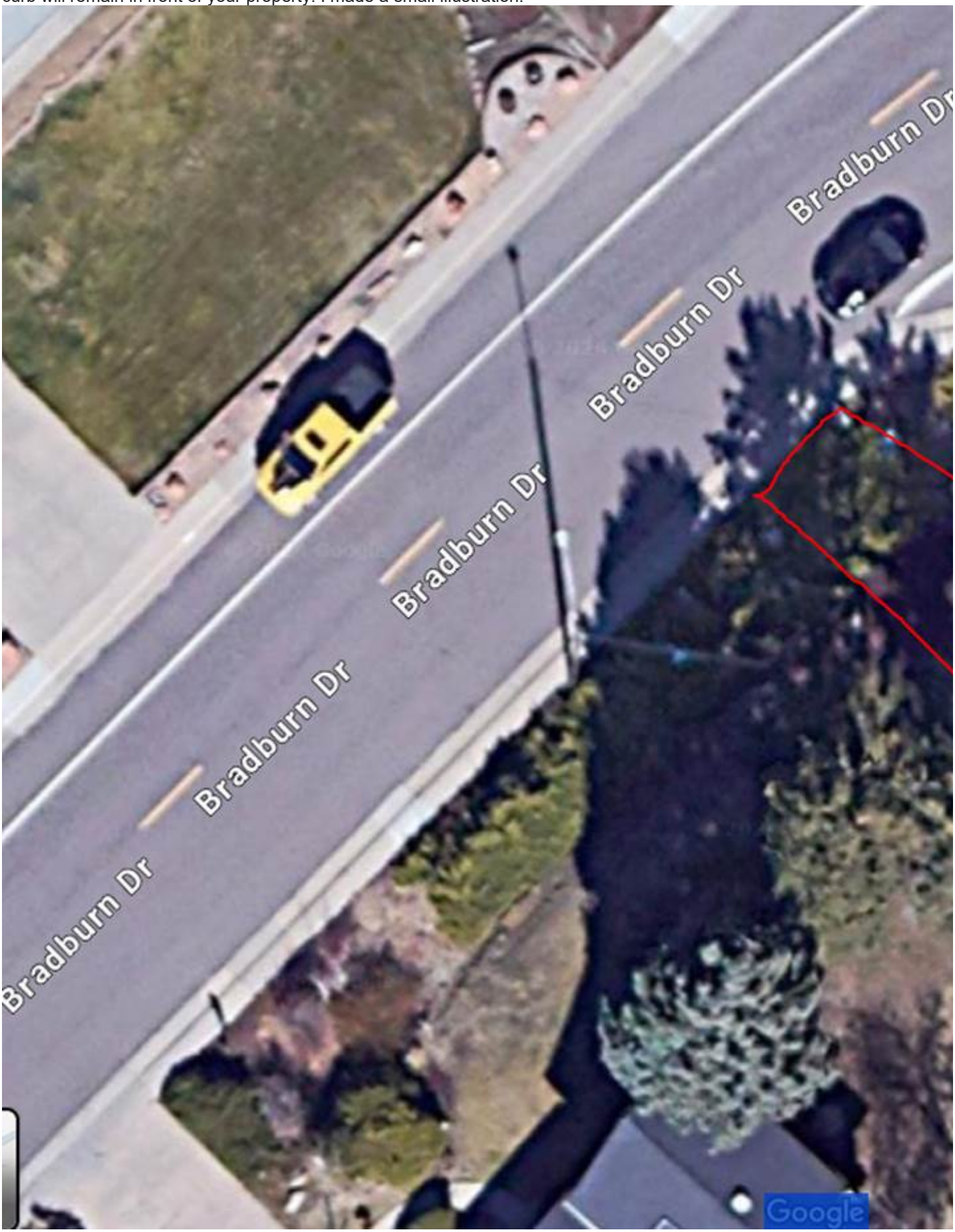
Thanks,
Sarah Morrison
semorrison5185@yahoo.com

On Wednesday, July 24, 2024 at 09:02:35 AM MDT, Kasza, Jacob <jpkasza@westminsterco.gov> wrote:

Hi Sarah,

Thank you for including that picture. Yes, that access point would no longer connect to the street. We would recommend that if you want to retain access in that general area, that you move your gravel path to Bradburn Drive. The mountable

curb will remain in front of your property. I made a small illustration:



Jacob P. Kasza
Senior Planner
City of Westminster | Community Services Department
jpkasza@westminsterco.gov | 303.658.2123
4800 West 92nd Avenue, Westminster, CO 80031

WESTMINSTER | WWW.WESTMINSTERCO.GOV

From: Sarah Morrison <semorrison5185@yahoo.com>
Sent: Tuesday, July 23, 2024 5:30 PM
To: John Morrison <john_w_85@yahoo.com>; Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: Re: [EXTERNAL] Street Plan for Bradburn Dr

Hello Jacob,

Thanks for this information. Attached is a picture of our driveway facing southwest from the intersection of La Place and Bradburn. Does this help?

If this construction does close off my driveway what are my options? Am I basically out of luck?

Thanks again for your help with this.

Thanks,

Sarah Morrison

semorrison5185@yahoo.com

On Monday, July 22, 2024 at 08:59:52 AM MDT, Kasza, Jacob <jpkasza@westminsterco.gov> wrote:

Good morning John,

Please find attached the design for the revised La Place Ct intersection. Using aerial imagery and google street view, I could not find your driveway that exits onto La Place. Yes, they will be connecting a new sidewalk to the existing ones on Bradburn Dr and extending those all the way to Lowell Blvd.

Let me know if you have any additional questions.

Jacob P. Kasza
Senior Planner
City of Westminster | Community Services Department
jpkasza@westminsterco.gov | 303.658.2400
4800 West 92nd Avenue, Westminster, CO 80031

WESTMINSTER | WWW.WESTMINSTERCO.GOV

From: Sarah Morrison <semorrison5185@yahoo.com>
Sent: Friday, July 19, 2024 9:31 AM
To: Kasza, Jacob <jpkasza@westminsterco.gov>; John Morrison <john_w_85@yahoo.com>
Subject: [EXTERNAL] Street Plan for Bradburn Dr

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Hello Jacob,

I live at 8190 Bradburn Dr. Westminster, CO 80031. Concerning the Uplands project, my house is on the corner of Bradburn Dr and La Place. I noticed that La Place will no longer go through to Bradburn on the map. I have a drive-way that exits onto La Place and am wondering how this project will affect my drive-way.

Would it be possible for me to find out if my drive-way will be affected? If so, how do I go about getting this information?

Also, just out of curiosity, are they adding sidewalks to Bradburn Dr from La Place to Lowell?

Thanks,

John Morrison

720-985-4143

From: Planning
Sent: Tuesday, June 17, 2025 10:45 AM
To: Kasza, Jacob
Subject: FW: [EXTERNAL] Uplands

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer Baden, APC
Associate Planner
City of Westminster | Community Services Department
jbaden@westminsterco.gov | 303.658.2097
4800 West 92nd Avenue, Westminster, CO 80031
My office hours are M-Th 6a-5p

From: Jeff Pooch <slydog3333@hotmail.com>
Sent: Tuesday, June 17, 2025 10:28 AM
To: Planning <planning@westminsterco.gov>
Subject: [EXTERNAL] Uplands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So I just got a letter about a meeting for one of these Uplands subdivisions. Looking into it the entire project is supposed to add around 2500 residences which will probably add 5000 cars to our already saturated roadways. What is going to be done to increase capacity preemptively to Federal, 80th, Hwy 36 and any other surrounding roadways? All of these roads are already at or over capacity currently with frequent congestion and slowdowns. How many lanes will be added to Federal and Hwy 36 to accommodate this traffic? Will we get new ramps at the 80th overpass?

I'm sure nothing meaningfull will be done and it will just turn into gridlock around here but I just wanted to pass on my concerns and likely reasons for leaving Westminster in the future.

Jeff Pooch
8380 Tennyson St
Westminster, CO 80031
720-589-1492

Attachment 9

OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 51

OFFICIAL DEVELOPMENT PLAN (ODP) GENERAL INTENT

THE GENERAL INTENT OF THIS ODP IS TO:

- MEET THE WESTMINSTER MUNICIPAL CODE REQUIREMENTS AS DESCRIBED IN SECTIONS 11-5-5: OFFICIAL DEVELOPMENT PLAN REQUIREMENTS, AND 11-5-15: STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO ODPS.

PROJECT SCOPE:

THE ODP AREA CONTAINS THE 13.26 GROSS ACRES IN UPLANDS FILING 2, BLOCK 2. THE SITE IS BOUNDED BY BRADBURN DRIVE TO THE NORTH, LOWELL BOULEVARD TO THE EAST, LA PLACE COURT TO THE WEST, AND SINGLE-FAMILY DETACHED RESIDENTIAL AND THE GREGORY HILL PUMP STATION TO THE SOUTH.

THE ODP PROPOSES A TOTAL OF 26 CUSTOM/SEMI-CUSTOM SINGLE-FAMILY DETACHED HOMES. THIS RESULTS IN A GROSS DENSITY OF 1.96 DU/AC, CONSISTENT WITH THE APPROVED PRELIMINARY DEVELOPMENT PLAN AND THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF RESIDENTIAL LOW-DENSITY.

GIVEN THE STEEP EXISTING TOPOGRAPHY ON THE SITE, WITH NEARLY 30' OF FALL TOWARDS BRADBURN DRIVE, CAREFUL DESIGN CONSIDERATION WAS MADE TO ENSURE A COHESIVE AND WELL-CONNECTED NEIGHBORHOOD WHILE MAXIMIZING PARK AND OPEN SPACE. HOMES ARE PLACED TO ENSURE ALL ELEVATIONS APPEAR WELCOMING AND PEDESTRIAN-ORIENTED, WHILE UTILIZING THE EXISTING TOPOGRAPHY. RETAINING WALLS WILL BE USED AS NECESSARY TO STABILIZE GRADE, HOWEVER THE PROPOSED NEIGHBORHOOD DESIGN IS DESIGNED TO LIMIT THE NEED FOR RETAINING WALLS IN ORDER TO IMPROVE FLEXIBILITY AND DIVERSITY OF FUTURE HOME DESIGNS. PROPOSED HOMES ARE ALLOWED UP TO 3 STORIES AND UP TO 40' IN HEIGHT. ARCHITECTURAL DESIGN STANDARDS ARE INCLUDED TO ENSURE 360 DEGREE ARCHITECTURE. THE SCALE OF PROPOSED HOMES IS COMPLEMENTARY TO THE NEIGHBORHOOD TO THE NORTH, WHILE RESPECTING NEIGHBORS TO THE SOUTH, EAST, AND WEST.

ALL CUSTOM/SEMI-CUSTOM HOMES ARE FRONT-LOADED, WITH 2-CAR GARAGES AND DRIVEWAYS OFF EITHER THE INTERNAL OSCEOLA WAY OR NEWTON COURT, DEPENDENT UPON SITE LOCATION. PARKING IS PROVIDED VIA A COMBINATION OF DRIVEWAYS, GARAGES, AND ON-STREET SPACES. FOUR OFF-STREET PARKING SPACES ARE PROVIDED PER HOME, MEETING WESTMINSTER'S PARKING REQUIREMENTS. THE PROPOSED LOCAL STREET (OSCEOLA) IS DESIGNED AS A SINGLE-LOADED STREET WITH A REDUCED RIGHT-OF-WAY TO ACCOMMODATE GRADE AND REDUCE THE NEED FOR RETAINING WALLS ON-SITE. ADDITIONAL ON-STREET PARALLEL PARKING IS PROVIDED ON ONE SIDE OF OSCEOLA STREET AND ALONG BRADBURN DRIVE.

NEWTON COURT IS PROPOSED TO BE DESIGNED IN A WAY THAT BALANCES ACCESS FOR VEHICLES, PEDESTRIANS, AND BICYCLES AND CREATES AN INVITING ENVIRONMENT FOR ALL USERS, TAKING INSPIRATION FROM ABUNDANT DUTCH AND INTERNATIONAL DESIGN PRECEDENTS. THIS PRIVATE STREET IS DESIGNED AS A MULTI-PURPOSE CORRIDOR AND FEATURES 20 FEET OF CONCRETE IN THE CENTER AS WELL AS A 3' BAND ENHANCED (NON-COLORED) CONCRETE ON EACH SIDE. SIGNAGE IS ALSO PROPOSED, AND THE PRIVATE STREET FEATURES ELEMENTS OF TRAFFIC CALMING TO BALANCE USER GROUPS. THE PEDESTRIAN PATHWAY CONNECTS WITH THE PROPOSED TRAIL. NEWTON COURT IS DESIGNED TO MEET CITY AND FIRE CODE REQUIREMENTS TO ENSURE SAFETY AND EASE OF ACCESS FOR RESIDENTS AND GUESTS. SEE INCLUDED RENDERING THAT IS PROVIDED WITH THIS ODP SUBMITTAL.

PUBLICLY ACCESSIBLE PRIVATE PARK SPACE IS PROVIDED IN THE SOUTHEAST PORTION OF THE NEIGHBORHOOD, PROVIDING AN EXTENSION TO PUBLIC LAND DEDICATION TO THE SOUTH AND VIEW CORRIDOR TO THE EAST. THIS PARK IS FRONTED BY THE SOUTHERN ROW OF HOMES ACROSS NEWTON COURT AND IS CONNECTED TO THE LARGER LAND DEDICATIONS THROUGH SIDEWALKS AND TRAILS WITHIN THE COMMUNITY, INCLUDING THE REGIONAL 8' TRAIL CONNECTION TO LOWELL BOULEVARD. SEE THE MASTER AMENITIES EXHIBIT SUBMITTED WITH THIS ODP FOR MORE DETAIL ON PARK PROGRAMMING ACROSS UPLANDS.

THE PROPOSED SITE PLAN APPLIES THE PRINCIPLES OF THE SFD DESIGN STANDARDS THROUGHOUT. IN ORDER TO FULLY ACHIEVE THESE CHARACTERISTICS, THERE ARE AREAS WHERE THIS SITE PLAN VARIES FROM THE DIMENSIONAL REQUIREMENTS WITHIN RELEVANT CITY CODE. PLEASE REFER TO ODP EXCEPTION REQUESTS AND JUSTIFICATIONS WITHIN THIS ODP TO SEE SPECIFIC INSTANCES WHERE THESE PRINCIPLES DIFFER FROM CITY REQUIREMENTS. IN GENERAL, THE PROPOSED EXCEPTIONS ENSURE THAT THIS COMMUNITY CONTRIBUTES TO THE VIBRANCY AND DIVERSITY OF WESTMINSTER AND PROVIDES A WELL-PLANNED AND COHESIVE NEIGHBORHOOD. THIS NEIGHBORHOOD INCLUDES HOMES THAT ALLOW PERSONALIZATION TO HOMEBUYERS, WHILE ALIGNING WITH THE CITY'S PLANS FOR THIS PARCEL TO BE LOWER-DENSITY AND TO REFLECT NEIGHBORHOOD CONTEXT.

STANDARD STATEMENTS

A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.

B. THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.

C. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

D. THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

E. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

F. UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).

G. THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.

H. THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT OWNED BY SAID OWNER, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAT.

I. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.

J. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL WATER USE INCLUDING BUILDING FIXTURES, LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES.

K. CITY WILL INSTALL ALL STREET NAME SIGNS. DEVELOPER SHALL INSTALL ALL OTHER TRAFFIC CONTROL DEVICES AS OUTLINED ON THE ODP AND CONSTRUCTION DOCUMENTS.

L. PUBLIC STREET LIGHTS WILL BE INSTALLED, AS DESIGNED BY XCEL ENERGY, IN ACCORDANCE WITH THE CURRENT DESIGN STANDARDS, EMPLOYED BY XCEL ENERGY AND APPROVED BY THE CITY OF WESTMINSTER, AT THE DEVELOPER'S EXPENSE.

M. ALL LIGHTING WILL BE DIRECTED DOWNWARD, FULL CUTOFF AND SHIELDED. THE PHOTOMETRIC PLAN WILL SHOW NO LIGHT TRESPASS TO RESIDENTIAL PROPERTIES, AND MINIMAL OFF SITE FOR OTHER PROPERTY.

N. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

O. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.

P. ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.

STANDARD STATEMENTS, CONT.

Q. NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON, ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE AND PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.

R. FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.

S. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF “ALL-WEATHER” SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS, MINIMUM 75,000 LBS.

T. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.

U. ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.

V. TRASH PICK-UP WILL BE PROVIDED BY A PRIVATE REFUSE COLLECTION COMPANY HIRED BY THE FUTURE HOA. TRASH BINS WILL BE STORED IN THE GARAGE AND THE BINS WILL BE PLACED ON THE DRIVEWAY PAD AT THE ALLEY ON COLLECTION DAY.

W. PRIOR TO RELEASE OF THE SURETY FOR THE LANDSCAPE AND PRIVATE IMPROVEMENTS AGREEMENT, THE PROPERTY OWNER SHALL PROVIDE AN AFFIDAVIT AFFIRMING THAT ALL AREAS OF THE DEVELOPMENT THAT ARE SUBJECT TO A PUBLIC ACCESS EASEMENT WERE DESIGNED AND CONSTRUCTED WITH ALL APPLICABLE ADA REGULATIONS.

X. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED WITH ASPHALT OR CONCRETE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES AND CAPABLE OF WITHSTANDING 75,000 LBS, IN ACCORDANCE WITH THE CITY OF WESTMIINSTER ENGINEERING DIVISIONS ROADWAY STANDARDS.

Y. RESIDENTIAL UNITS WITH ALLEY LOADED GARAGE/VEHICLE ACCESS SHALL BE EQUIPPED WITH APPROVED ADDRESS LABELING ON THE FRONT AND GARAGE SIDES OF THE BUILDINGS.

Z. REQUIRED WATER SUPPLY AND FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO THE START OF AND DURING CONSTRUCTION.

Z.a. PRIOR TO STORAGE OF COMBUSTIBLE MATERIALS AND CONSTRUCTION WITH COMBUSTIBLE MATERIALS, REQUIRED WATER SUPPLY SHALL BE INSTALLED, APPROVED, AND IN OPERATIONAL ORDER.

AA. WHEN A NEW ROADWAY ALLOWS PASSAGE BY VEHICLES A TEMPORARY STREET SIGN SHALL BE INSTALLED AT EACH STREET INTERSECTION PRIOR TO PERMANENT SIGNS BEING INSTALLED.

AB. ACCESS TO THE ELECTRONIC GATE AND KNOX SWITCH SHALL BE LIMITED TO EMERGENCY VEHICLES ONLY.

AC. DEVELOPER SHALL INSTALL THE FIRE/VEHICULAR APPARATUS ACCESS ROAD GATE (THE “GATE”) AND AN AUTOMATIC OPENER CONTROLLED BY EMERGENCY LIGHT DETECTION, MAGNETIC PADS, OR ANOTHER METHOD APPROVED BY THE CITY'S FIRE CODE OFFICIAL (THE “ACCESS DEVICE”), BOTH OF WHICH COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION D103.5 OF THE 2021 INTERNATIONAL FIRE CODE, AS ADOPTED AND AMENDED BY THE CITY (“IFC”), IN THE LOCATION SHOWN ON NEWTON COURT EAST OF THE WEST 82ND AVENUE CUL-DE-SAC. PRIOR TO INSTALLATION OF THE GATE AND ACCESS DEVICE, THE OWNER SHALL FORWARD THE GATE AND ACCESS DEVICE DESIGN TO THE CITY FOR REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL. THE GATE SHALL BE ACCESSIBLE ONLY TO EMERGENCY VEHICLES, AND THE HOA SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF THE GATE.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

Attachment 9

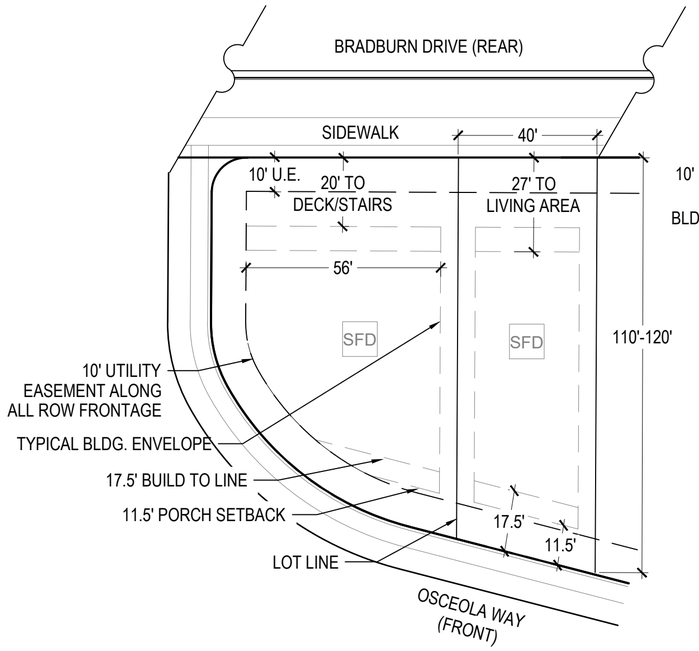
OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

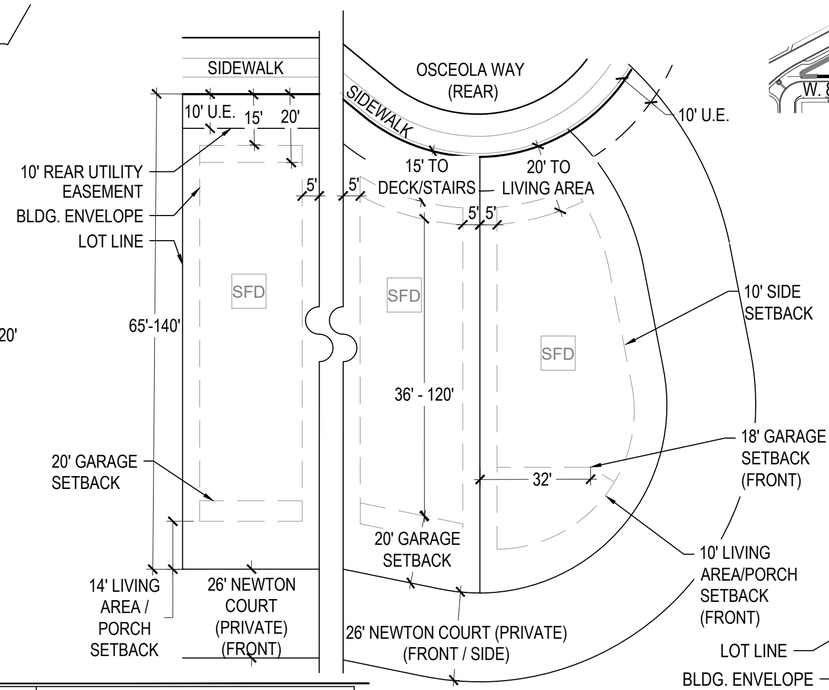
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 51

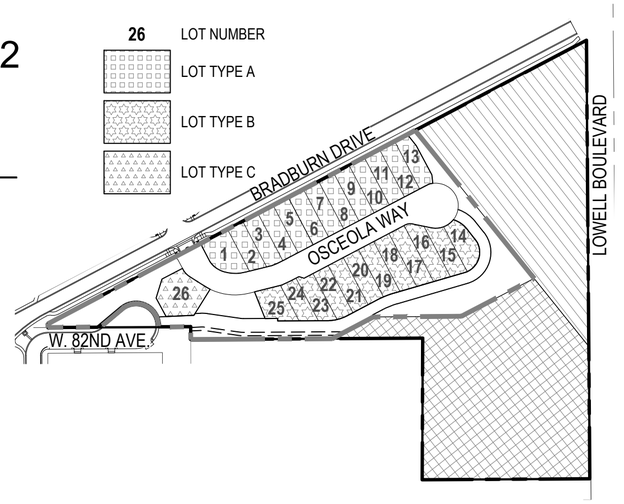
LOT TYPICALS

FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - A

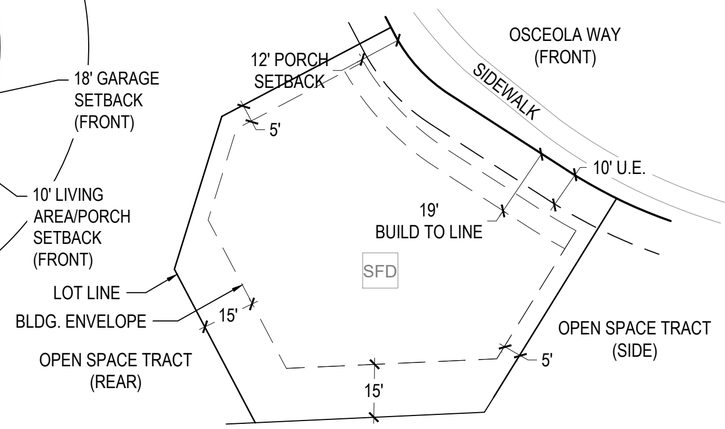


FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - B





FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - C



LOT SETBACKS

LOT TYPE - A	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	17.5' (BUILD TO LINE, SEE NOTE 9)
FRONT TO UPPER STORY:	25'	14-17.5' (BUILD TO LINE, SEE NOTE 9)
FRONT TO PORCH:	14'	11.5'
SIDE (INTERNAL/OPEN SPACE):	10'	5'
SIDE (CORNER):		10'
REAR TO LIVING AREA (BRADBURN):	32'	27'
REAR TO DECKS AND STAIRS (COVERED OR UNCOVERED):	25'	20'

LOT TYPE - B	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	14' (10' FOR LOTS 14, 24 & 25 ONLY)
FRONT TO PORCH:	14'	
FRONT TO UPPER STORY:	25'	14-30' (BUILD-TO-LINE, SEE NOTE 9)
FRONT TO STREET FACING GARAGE:	-	20' (18' FOR LOT 14 ONLY)
SIDE (INTERNAL/OPEN SPACE):	10'	5'
SIDE (PRIVATE STREET A):		10'
REAR TO LIVING AREA:	25'	20'
REAR TO DECKS AND STAIRS (COVERED OR UNCOVERED):	25'	15'

LOT TYPE - C	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	19' (BUILD-TO-LINE, SEE NOTE 9)
FRONT TO UPPER STORY:	14'	12'-19' (BUILD-TO-LINE, SEE NOTE 9)
FRONT TO PORCH:	25'	12'
SIDE (OPEN SPACE TRACT):	10'	5'
REAR:	25'	15'

MAINTENANCE

A FUTURE HOMEOWNERS ASSOCIATION WILL BE CREATED. MAINTENANCE WILL BE DIVIDED BETWEEN THE HOA AND HOMEOWNERS AS FOLLOWS:

HOMEOWNER MAINTENANCE:

- DRIVEWAYS
- PORCHES, PATIOS & STEPS (INCLUDING SNOW REMOVAL)
- ON-LOT LEADER WALK TO COMMON SIDEWALK (INCLUDING SNOW REMOVAL)
- ON-LOT FENCES
- ON-LOT RETAINING WALLS
- ON-LOT LANDSCAPE AND IRRIGATION
- FRONT, REAR AND SIDE YARDS

HOA MAINTENANCE:

- NEWTON COURT (PRIVATE) (INCLUDING SNOW REMOVAL)
- COMMON SIDEWALKS (INCLUDING ALONG PUBLIC STREETS) (INCLUDING SNOW REMOVAL)
- HOA-OWNED LANDSCAPE TRACTS/OUTLOTS
- OFF-SITE DETENTION POND
- RETAINING WALLS (WITHIN HOA-OWNED TRACTS/OUTLOTS)
- PARK AND PERIMETER FENCING
- TREE LAWNS
- TRASH PICK-UP
- EMERGENCY FIRE ACCESS (SNOW REMOVAL)
- COMMON AREA FENCING (ADJACENT TO PLD)
- FIRE/VEHICULAR ACCESS GATE AND KNOX SWITCH IF REQUIRED TO BE INSTALLED BY THE CITY.

PROPOSED LOT NOTES

(1) ALL SETBACKS SHOWN ARE MINIMUMS.
(2) SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE TO THE BUILDING FOUNDATION.
(3) CORNICES, EAVES, CHIMNEYS, FIREPLACES, AWNINGS, CANOPIES, OVERHANGS, OR SIMILAR ARCHITECTURE FEATURES MAY ENCROACH INTO A SETBACK A MAXIMUM OF FOUR FEET.
(4) SEE EXCEPTIONS SHEETS 5-6.
(5) UNLESS WRITTEN OTHERWISE, DECK SETBACKS SHALL BE THE SAME AS LIVING AREA SETBACKS.
(6) UNLESS WRITTEN OTHERWISE, ACCESSORY STRUCTURE SETBACKS SHALL BE THE SAME AS LIVING AREA SETBACKS.
(7) LOTS SIDING ONTO INTERNAL OPEN SPACE, PUBLICLY ACCESSIBLE PRIVATE PARKS, OR LANDSCAPE TRACTS MAY FOLLOW INTERNAL SIDE LOT SETBACKS.
(8) THE SIDE SETBACK FOR LOT 14 SHALL BEGIN AT THE TERMINUS OF THE GARAGE SETBACK.
(9) THE BUILD-TO-LINE REFLECTS THE MAXIMUM DISTANCE FOR COMPLIANCE WITH FIRE APPARATUS ACCESS. IN INSTANCES WHERE A RANGE IS PROVIDED, THE SMALLER NUMBER REFLECTS THE MINIMUM DISTANCE TO THE PROPERTY LINE.
(10) THE FRONT TO MAIN STRUCTURE BUILD-TO-LINE FOR LOT TYPES A & C SHALL INCLUDE THE GARAGE AND LIVING AREA.
(11) LOT 13 SHALL BE LIMITED TO A RANCH HOME WITH A WALKOUT BASEMENT. ROOFTOP DECKS ARE PERMITTED, AS WELL AS UNOCCUPIED STAIR AND ELEVATOR PENTHOUSES USED SOLELY TO PROVIDE ACCESS TO SUCH DECKS.

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1101 BANNOCK STREET
DENVER, CO 80204
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NORRIS-DESIGN.COM

UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

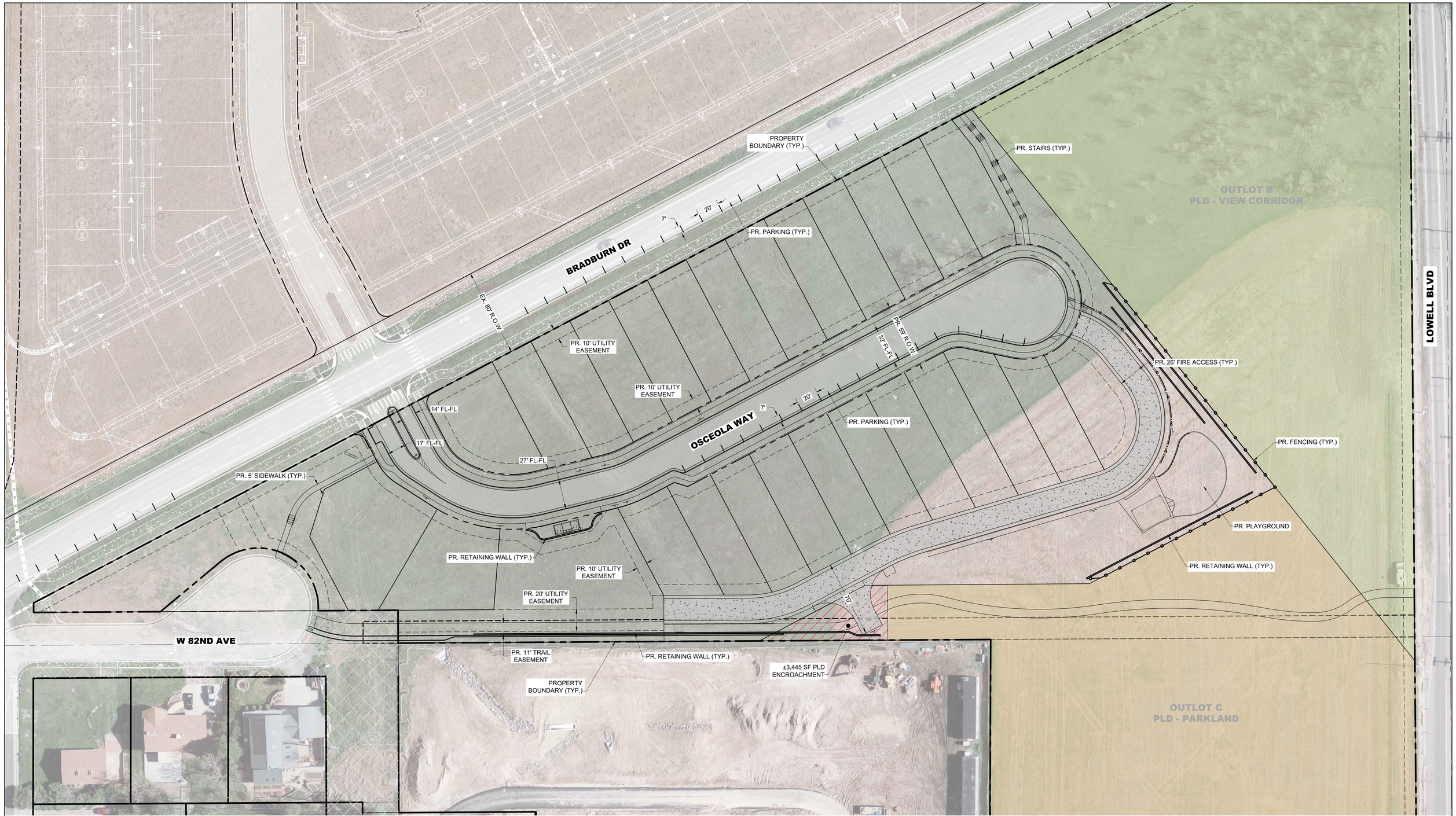
OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03:12.13.2024
SUB 04:02.11.2025
SUB 05:04.18.2025

8 OF 51
LOT TYPICALS

Attachment 10



CAGE

0 40' 80'

1" = 40' (HORIZONTAL)

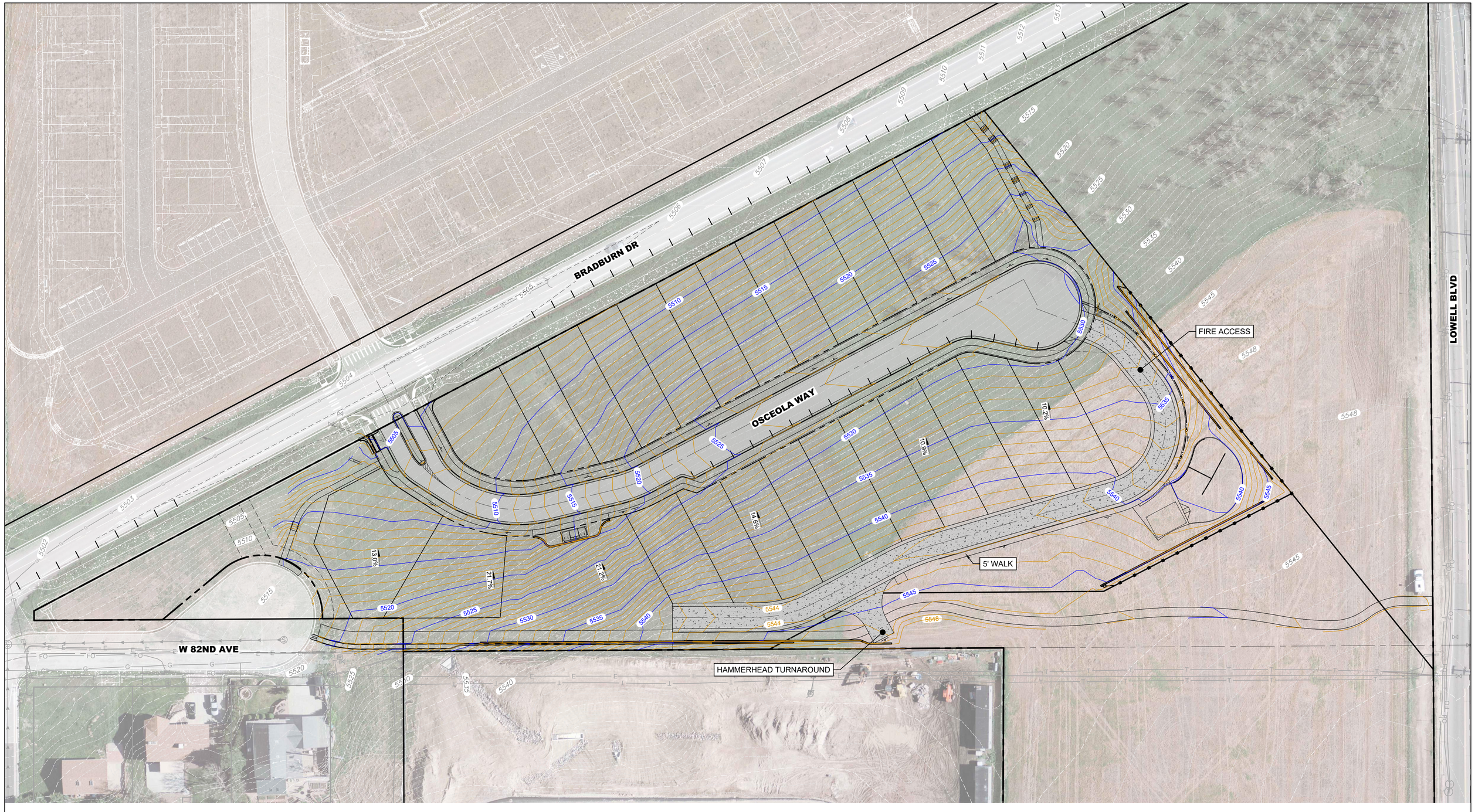
UPLANDS - B2

CONCEPT SITE PLAN - OPTION 2

09/05/2025

SHEET 1 OF 1

Attachment 10



CAGE

0 40' 80'

1" = 40' (HORIZONTAL)

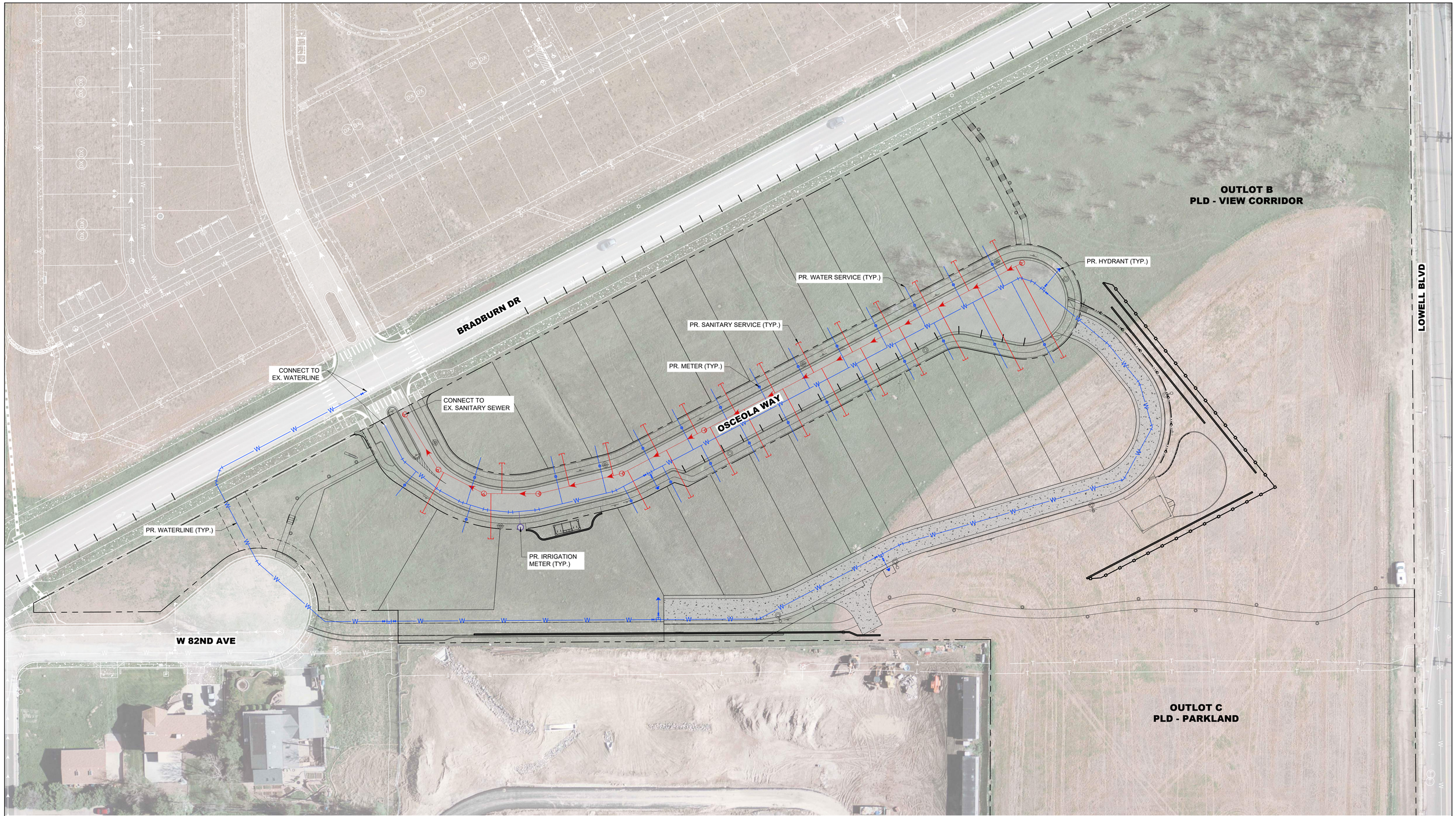
UPLANDS - B2

CONCEPT GRADING PLAN - OPTION 2

09/05/2025

SHEET 1 OF 1

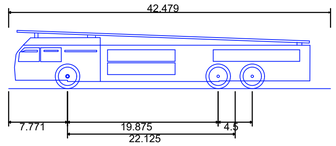
Attachment 10



CAGE

0 40' 80'
1" = 40' (HORIZONTAL)

UPLANDS - B2
CONCEPT UTILITY PLAN - OPTION 2
09/05/2025
SHEET 1 OF 1



Westminster Aerial Fire Truck	
Overall Length	42.479ft
Overall Width	9.243ft
Overall Body Height	7.689ft
Min Body Ground Clearance	0.939ft
Max Track Width	9.243ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	45.167ft

LEGEND

PATHING - WHEELS

PATHING - BODY

BODY OF TRUCK

BRADBURN DR

OSCEOLA WAY

LOWELL BLVD

W 82ND AVE

17' FL-FL

27' FL-FL

26' EDGE-EDGE

70' EDGE-EDGE

R150'

R28'

R28'

20'

150' DEAD END FIRE ACCESS ZONE

OUTLOT C
PLD - PARKLAND

OUTLOT B
PLD - VIEW CORRIDOR

CAGE

0 40' 80'

1" = 40' (HORIZONTAL)

NOTE:

HAMMERHEAD LAYOUT & DESIGN IN ACCORDANCE WITH 2024 IFC CODE SECTION 103.1

UPLANDS - B2

FIRE TRUCK TURN - OPTION 2

09/05/2025

SHEET 1 OF 1

Attachment 10

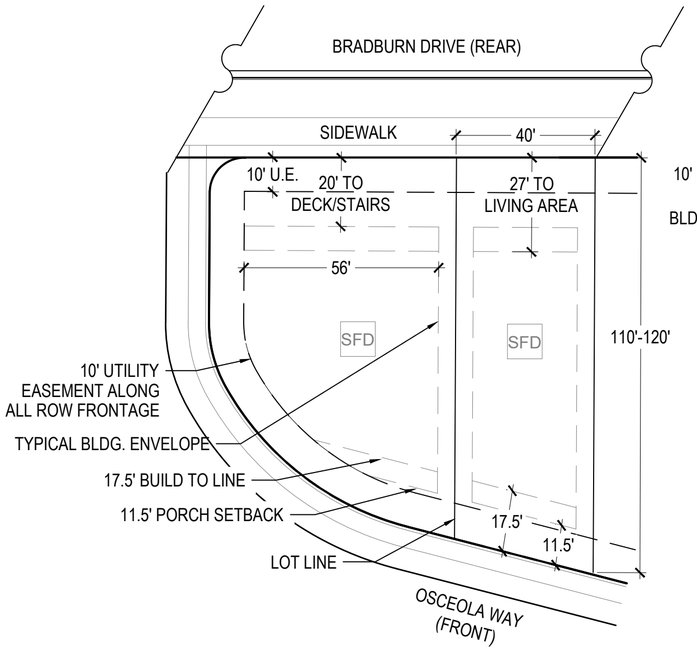
OFFICIAL DEVELOPMENT PLAN

UPLANDS - FILING NO. 2 - BLOCK 2

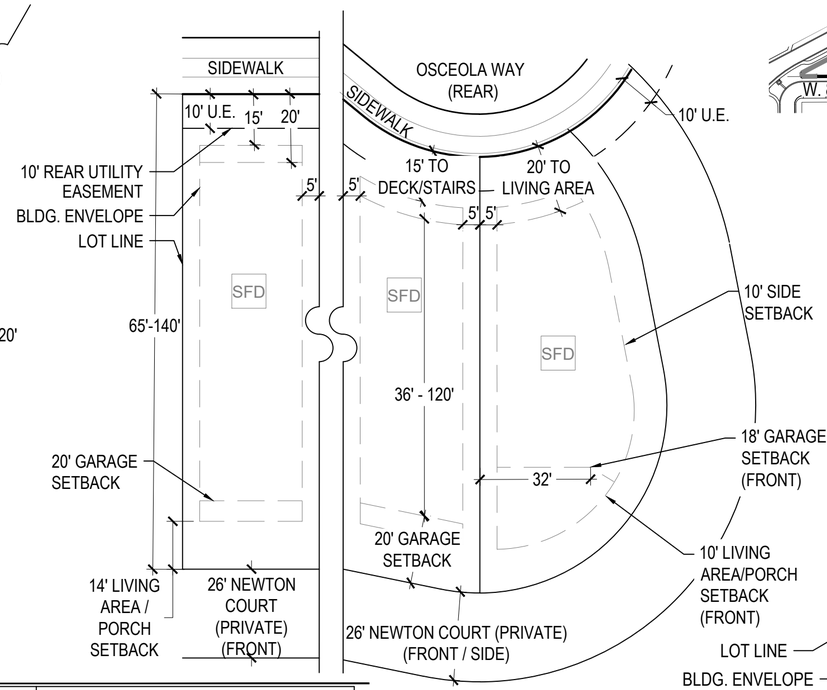
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 51

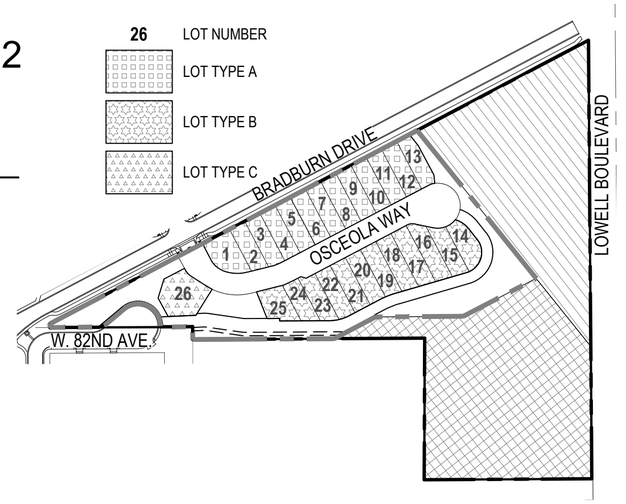
LOT TYPICALS

FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - A

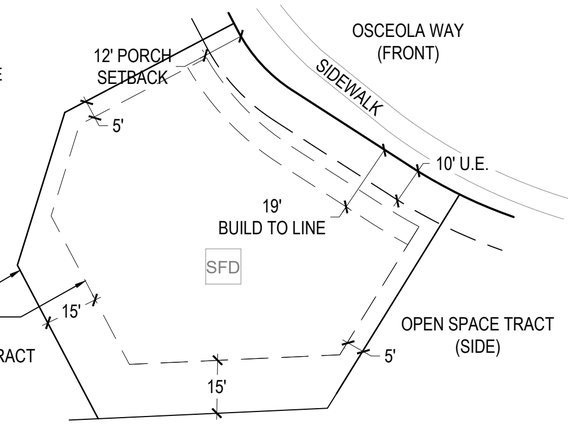


FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - B





FRONT-LOADED SINGLE FAMILY DETACHED HOME
LOT TYPE - C



LOT SETBACKS

LOT TYPE - A	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	17.5' (BUILD TO LINE, SEE NOTE 9)
FRONT TO UPPER STORY:	25'	14-17.5' (BUILD TO LINE, SEE NOTE 9)
FRONT TO PORCH:	14'	11.5'
SIDE (INTERNAL/OPEN SPACE):	10'	5'
SIDE (CORNER):		10'
REAR TO LIVING AREA (BRADBURN):	32'	27'
REAR TO DECKS AND STAIRS (COVERED OR UNCOVERED):	25'	20'

LOT TYPE - B	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO MAIN STRUCTURE:	25'	14' (10' FOR LOTS 14, 24 & 25 ONLY)
FRONT TO PORCH:	14'	
FRONT TO UPPER STORY:	25'	14-30' (BUILD-TO-LINE, SEE NOTE 9)
FRONT TO STREET FACING GARAGE:	-	20' (18' FOR LOT 14 ONLY)
SIDE (INTERNAL/OPEN SPACE):	10'	5'
SIDE (PRIVATE STREET A):		10'
REAR TO LIVING AREA:	25'	20'
REAR TO DECKS AND STAIRS (COVERED OR UNCOVERED):	25'	15'

LOT TYPE - C	SFD DESIGN STANDARDS MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
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UPLANDS

DATE: 04.18.2025

UPLANDS FILING NO. 2
BLOCK 2
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 04.23.2024

REVISIONS

SUB 02: 09.11.2024
SUB 03:12.13.2024
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8 OF 51
LOT TYPICALS