



WESTMINSTER

Agenda Memorandum

Agenda Item 3a.

Planning Commission Meeting  
February 13, 2024



*Strategic Priority 4: Quality of Life – Ensure that Westminster offers a diverse range of amenities and activities for residents, businesses, and visitors that honor the City's history and supports the arts, parks, recreation, open spaces, and libraries.*

**SUBJECT:** Public Hearing and Consideration of an Official Development Plan for Uplands Filing 1, Block 4 / PA-A(4)

**PREPARED BY:** Amy Johnson, AICP, Senior Planner

**RECOMMENDED PLANNING COMMISSION ACTION:**

1. Hold a public hearing.
2. Recommend that City Council approve the Official Development Plan for Uplands Filing 1, Block 4 / PA-A(4), subject to the conditions set forth in the Summary of Staff Recommendations herein. This recommendation is based on the finding that the Official Development Plan generally complies with the criteria in Section 11-5-15 of the Westminster Municipal Code.

**SUMMARY STATEMENT:**

- The proposed development consists of one parcel of land totaling 13.99 acres, located north of West 84th Avenue, east of Lowell Boulevard, see Attachment 1.
- The applicant is requesting approval of an Official Development Plan (ODP) that would facilitate the subdivision of the property for 125 single family detached (SFD) and single family attached (SFA) homes, see Attachment 2.

**FISCAL IMPACT:**

\$0 in expenditures

**SOURCE OF FUNDS:**

Not applicable.

## **POLICY ISSUE(S):**

Should the Planning Commission recommend that City Council conditionally approve the ODP for the subject property known as Uplands Filing 1, Block 4 / PA-A(4) subject to the conditions set forth in the Summary of Staff Recommendations herein?

## **ALTERNATIVE(S):**

1. The Planning Commission could choose to recommend City Council deny the ODP. Staff does not recommend this option because conditional approval of the ODP is generally supported by 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 approval of the ODP without one or more of the conditions recommended by staff. Staff does not recommend this option because the conditions of approval outlined in this agenda memo ensure that the ODP satisfies the Standards for Approval of ODPs in the W.M.C. as well as requirements for recordation, design standards, and other needed technical corrections.

## **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 ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all development comply with the Comprehensive Plan. If the City Council chooses to approve this ODP, the next step in the development review process will be to secure the approval of civil construction and building construction documents prior to allowing construction on the site.

### History of Subject Property

The subject property is within the original town limits. The property is currently zoned Planned Unit Development (PUD) with the PDP having been approved in December 2021. The property is vacant land and has been used for agricultural uses for approximately 100 years.

### Nature of Request

The applicant is seeking approval of an ODP for Uplands Filing 1, Block 4 / PA-A(4). The proposed ODP allows for the construction of a total of 125 residential dwelling units. 28 of the lots will accommodate single-family detached units, and 97 of the lots will accommodate single family attached units. The proposal also includes a one-acre park that will be publicly accessible in accordance with the conditions of approval for the PDP.

The applicant requested to advance this application to public hearings prior to the recordation of the Final Plat and approval of Construction Drawings associated with the public improvements within the larger Uplands Parcel A, and also prior to the full completion of staff reviews of this ODP. Improvements shown in the Uplands Filing 1 Block 4 / PA-A(4) ODP are contingent upon the approval

of the Parcel A public improvements. Staff recommends six conditions of approval, which are listed in the Summary of Staff Recommendation toward the end of this memo to ensure this ODP will meet all the approval standards and requirements prior to recordation and the issuance of building permits, see Attachments 5-9.

The applicant is requesting 13 exceptions with the ODP. The exceptions and justifications for them are provided on sheets 5-7 of Attachment 2 and pages 4-5 of Attachment 5. Eight of the 13 exceptions are proposed to reduce standards by more than ten percent from the Uplands Master ODP which was approved in 2021, see Attachment 3. A summary of all exceptions is provided in Attachment 4.

Property Owner

VPDF Uplands, LLC  
 Brendan Bosman  
 901 Marquette Avenue S  
 Ste. 3300, Minneapolis, MN 55402  
[Bbosman@varde.com](mailto:Bbosman@varde.com)

Applicant

Norris Design  
 Kayleigh Gillespie  
 1101 Bannock Street  
 Denver, CO 80204  
[Kgillespie@norris-design.com](mailto:Kgillespie@norris-design.com)

Location

Uplands Filing 1, Block 4 / PA-A(4) is a 13.99-acre property located north of West 84th Avenue, east of Lowell Boulevard, see Attachment 1.

Surrounding Land Uses and Designations

<b>Direction</b>	<b>Development Name</b>	<b>Zoning</b>	<b>Comp Plan Designation</b>	<b>Current Use</b>
<b>North</b>	Uplands Parcel A	PUD	Residential Low Density	Vacant
<b>East</b>	Uplands Parcel A	PUD	Residential Low Density	Vacant
<b>South</b>	Pillar of Fire Property	Unincorporated Adams County	Public / Quasi Public	Institution
<b>West</b>	Shaw Heights	R-A, Unincorporated Adams County	Residential Low Density, Public / Quasi Public	Single Family Detached Residential and School

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 the Planning Commission or the 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 for 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.*

With the recommended conditions of approval outlined in the Summary of Staff Recommendation below, the proposed ODP will generally meet all City Codes, ordinances, and policies with 13 exceptions that are summarized in Attachment 4, and after working with staff to address corrections outlined in Attachments 5-9.

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).*

With the recommended conditions of approval in the Summary of Staff Recommendation in this memo and allowing for the exceptions outlined in Attachment 4, the ODP will generally comply with the Uplands PDP.

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

The ODP exhibits the application of innovative planning and design principles upon the fulfillment of the recommended conditions.

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 13 exceptions with the ODP. The exceptions and justifications for them are provided on sheets 5-7 of Attachment 2. Eight of the 13 exceptions are proposed to reduce standards by more than ten percent from the Uplands Master ODP approved in 2021, see Attachment 3. A summary of all requested exceptions can be found in Attachment 4.

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

Staff finds that the plan is generally compatible with existing public and private development in the surrounding area of the City. Building height is limited to two stories along the Lowell Boulevard perimeter of the development to provide an appropriate transition from surrounding development and conform with the "Perimeter Sensitivity Zone" identified in the Master ODP. The applicant has provided a street section of Lowell Blvd that shows the future conditions and effects of grading in Attachment 11.

- 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.*

Staff finds that the proposed ODP generally provides for protection from influences surrounding the development provided the applicant makes all recommended revisions in accordance with the conditions of approval.

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

The proposed ODP has no significant adverse impacts on future land uses and future development. Setbacks are provided around the perimeter of the development and all access points are designed to City Standards. If all the recommended conditions of approval are included, the design will buffer and mitigate the development.

- 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.*

The ODP proposes new public and private streets and alleys with homes gaining vehicular access from the alleys. The proposed residential lots range between 1,072 to 2,840 square feet. These represent the smallest SFD lots in the City. The addition of a publicly accessible park will benefit the community.

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

The applicant is requesting eight exceptions to the standards approved in the Uplands Master ODP for setbacks, off street parking, private yard space, and lot depth as shown on sheets 5 and 6 of Attachment 2, summarized in Attachment 4, and corrected on pages 4 and 5 of Attachment 5.

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

The proposed designs of the homes are shown on sheets 69 through 133 of Attachment 2. The applicant is requesting one exception to the design standards for roof pitch of porch and shed roofs to accommodate egress as shown on sheet 6 of Attachment 2.

- 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 ODP proposes some screening with landscaping and fencing. The applicant is requesting three exceptions to the design standards for landscaping as shown on sheets 5 and 6 of Attachment 2. These exceptions are listed as numbers two through four in the Summary of Exceptions included in Attachment 4.

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

Staff finds that if all recommended conditions are met, the landscaping is adequate and appropriate. The applicant is requesting three exceptions to the landscaping regulations as shown in the Summary of Exceptions included in Attachment 4.

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

Staff reviewed a traffic study for the development and finds that if all recommended conditions of approval are met as shown in Attachment 5, the streets are adequate for the proposed development.

*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.*

Staff finds that if all recommended conditions of approval are met as shown in Attachments 5 and 6, the proposed streets, parking, and access points will have been designed to promote safety and meet the City's Engineering Standards and Specifications. The applicant will be required to provide an affidavit certifying that the park, which will be privately owned but publicly accessible, is ADA compliant. The affidavit will be certified by a professional with expertise in ADA compliance and must be provided prior to finalization of the ODP.

*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 development includes new sidewalks and steps. Staff finds that if all recommended conditions are met, the ODP will accommodate a logical system with increased convenience likely to attract pedestrian traffic.

*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 Public Works and Utilities Department has reviewed the plans, Phase II Drainage Study, and Utility Study and found they will conform with the PDP and utility master plans if the recommended conditions are met, see Attachments 5, 8 and 9.

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

The applicant is actively working to fulfill the obligations of the conditions of approval for the Uplands PDP and to receive approval of the Final Plat, Construction Drawings, and the Conditional Letter of Map Revision (CLOMR) associated with the Uplands Master ODP approved in 2021, and these are the subject of the recommended second condition of approval

listed below. Without the inclusion of this condition of approval, the legal description on the proposed ODP will be incorrect and various other critical items will be unverifiable.

*(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 Attachment 12.

#### Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held virtually on May 3, 2023. The neighborhood meeting was recorded and is viewable on the City's YouTube page, where it has been viewed 104 times.

On April 18, 2023, in advance of the neighborhood meeting, the applicant mailed notice of the meeting to property owners, occupants, and homeowners associations registered with the City within 1,000 feet of the Subject Property. The meeting was also posted on the City's website. Approximately 15 persons attended the project meeting. The applicant started the meeting with a presentation about the proposed development, and staff gave an overview of the development review process.

Staff received several public comments and questions about the proposed development before, during, and after the meeting, and those are included in Attachment 10.

#### Summary of Staff Recommendation

Staff recommends that the Planning Commission recommend City Council approval of the ODP, subject to the Additional Conditions.

"The Additional Conditions" shall mean:

- 1. Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the corrections to the ODP outlined in Attachment 5.*
- 2. Prior to recordation of the Uplands Filing 1 Block 4 ODP and issuance of a building permit for this ODP, the Final Plat associated with the Master ODP must be recorded with Adams County, and the CLOMR shall be approved by the Federal Emergency Management Agency (FEMA).*
- 3. Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the corrections to the Parking Letter associated with this ODP as outlined in Attachment 6.*
- 4. Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the corrections on the Address Plat associated with this ODP as outlined in Attachment 7.*
- 5. Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the corrections on the Phase II Drainage Study associated with this ODP as outlined in Attachment 8.*
- 6. Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for staff review and approval the corrections on the Utility Study associated with this ODP as outlined in Attachment 9.*

Any commitment made by the applicant during the required Planning Commission public hearing shall be identified and included as an Additional Condition.

**STRATEGIC PLAN PRIORITIES:**

The City's Strategic Plan priority of Quality of Life is met by facilitating new development and providing new publicly accessible park space.

Respectfully Submitted,

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

John McConnell, AICP  
Interim Planning Manager

**ATTACHMENTS:**

- Attachment 1: Vicinity Map
- Attachment 2: Proposed Official Development Plan
- Attachment 3: Approved Master Official Development Plan
- Attachment 4: Summary of Exceptions Requested in ODP
- Attachment 5: Outstanding Corrections to ODP
- Attachment 6: Outstanding Corrections to Parking Letter
- Attachment 7: Outstanding Corrections to Address Plat
- Attachment 8: Outstanding Corrections to Phase II Drainage Conformance Letter
- Attachment 9: Outstanding Corrections to Phase II Utility Study
- Attachment 10: Public Comment
- Attachment 11: Lowell Streetscape Section
- Attachment 12: Applicant Narrative



## OUTSTANDING CORRECTIONS TO ODP

Sheet 1:

Please update.

PLANNER/LANDSCAPE ARCHITECT

NORRIS DESIGN

**KAYLEIGH GILLESPIE**

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ARCHITECT

GODDEN SUDIK ARCHIT

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Please see the comments in the file "SUB03 - Address Plat - REDLINES", make required changes, and re-submit.

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Sheet 2:

OFFICIAL DEVELOPMENT PLAN  
**UPLANDS - FILING NO. 1 - BLOCK 4**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 142

**LOTS & COVERAGE**

SURFACE TYPE WITH IN UPLANDS PA-A(4)	AREA (SF)	% OF SITE
BUILDING AREA	132,444	25%
PAVING (ALLEYS / WALKS / ROADS / DRIVEWAYS)	184,890	34%
LANDSCAPE AREA	222,731	41%
PLD AREA	0	0%
GROSS TOTAL AREA*	609,306	100%
NET TOTAL AREA*	539,865	100%

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

**PROJECT / SITE DATA**

GROSS PA-A(4) ODP BOUNDARY AREA:	609,306 SF / 13.99 AC
NET PA-A(4) ODP BOUNDARY AREA:	539,865 SF / 12.39 AC
RESIDENTIAL UNITS PROPOSED:	125 UNITS
GROSS DU PER ACRE:	8.93 DU/AC
NET DU PER ACRE:	10.09 DU/AC
MAXIMUM BUILDING HEIGHT(S) (FT):	24'-7" (IRC)
MINIMUM LOT SIZE:	1,340 SF / 0.03 AC

**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(2)	135	75	110	0	2350	261.06%	1104.68%	0.00%
PA-A(4)	125	28	97	0	2350	361.53%	913.67%	0.00%
PA-B(1)	62	35	44	0	2350	381.62%	441.28%	0.00%
PA-C(1)	70	0	0	70	2350	0.00%	0.00%	702.96%
PA-C(2)	243	0	0	243	2350	0.00%	0.00%	243/10.34%
TOTAL	657	99	245	313	2350	994.21%	245/10.43%	313/13.32%

*All numbers need to match and reflect the plan, all sheets.*

**COMPLIANCE WITH MODP STANDARDS:**

	REQUIRED	PROVIDED
BUILDING FORM DIVERSITY REQUIREMENTS	MIN. THREE BUILDING FORMS	FIVE BUILDING FORMS
PERIMETER SENSITIVITY ZONE	MAX. TWO BUILDING FORMS (MAY BE TWO OF THE SAME FORMS AS REQUIRED IN THE OVERALL PLANNING AREA, IF BALANCE OF CRITERIA IS MET).	ONE BUILDING FORM (PAIRED HOME)
HOME TYPE DIVERSITY (SFA MIN / SFD MAX)	60% / 40%	78% / 22%
SUBAREA A DIVERSITY	SFA: 60% MIN - 80% MAX SFD: 20% MIN - 40% MAX	SFA: 67% SFD: 33%
SUBAREA B DIVERSITY	SFA: 65% MIN - 85% MAX SFD: 15% MIN - 35% MAX	SFA: 83% SFD: 17%

**PARKING REQUIREMENTS**

	TYPE	UNIT COUNT	REQUIRED	PROVIDED
SFA	OFF-STREET (2/UNIT)	97	194	194
	OFF-STREET 4TH BED (1/UNIT) (B,C)		30 (B)	
SFD	GUEST (1/3) (A)		33	128 (A)
	DRIVEWAY (2/UNIT) (A)	28	56	
	ENCLOSED (2/UNIT)		56	56
<b>TOTAL</b>		125	369	378

A. 128 PARKING SPACES ARE SHARED BETWEEN HOME TYPES THROUGH ROW AND SURFACE SPACES. SEE SHARED PARKING TABLE BELOW.  
 B. A MAXIMUM OF 30 ATTACHED HOMES MAY UTILIZE AN OPTIONAL 4-BEDROOM LAYOUT; THESE 4-BEDROOM OPTIONS ARE LIMITED TO THE LOCATIONS SHOWN ON THE ANTI-MONOTONY EXHIBIT.  
 C. FOR 4-BEDROOM UNITS, 2 OFF-STREET SPACES WILL BE PROVIDED IN GARAGES. THE THIRD OFF-STREET SPACE WILL BE PROVIDED THROUGH SHARED PARKING.  
 D. ACCESSIBLE STALLS ARE PROVIDED IN ACCORDANCE WITH FEDERAL REGULATIONS.

**SHARED PARKING BREAK-DOWN**

	TYPE	REQUIRED	PROVIDED
ROW	85TH AVENUE		38
	BATH PLACE		49 (2)
	KNOX COURT		8
	IRVING STREET		19
SURFACE	STANDARD		11
	ACCESSIBLE		2 (2)
	VAN ACCESSIBLE		1 (1)
	<b>TOTAL</b>	33 SFA / 56 SFD = 89	126 (5)
ADDITIONAL ROW PARKING	LOWELL BOULEVARD		9
	BATH AVENUE	0	40

NOTE: NUMBERS IN PARENTHESES DENOTE ACCESSIBLE SPACES.

**EV AND BIKE PARKING**

	REQUIRED	PROVIDED
EV CHARGING (1/UNIT)	125	125
BICYCLE PARKING	0	18

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

**PERIMETER SITE SETBACKS**

	BUILDING	
	REQUIRED	PROVIDED
FROM RIGHT-OF-WAY (FT):		
85TH AVENUE	12	12
LOWELL BLVD.	18	18
84TH AVENUE	15	15

**NOTES**

- SETBACKS ARE MEASURED FROM PERIMETER PROPERTY LINE, ROW, OR PLD (WHICHEVER IS APPLICABLE) TO PRIMARY BUILDING.
- 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.
- PORCHES MAY ENCRUCH INTO PERIMETER SETBACKS, BUT MUST COMPLY WITH LOT SETBACKS DEFINED ON SHEET 8.

BUILDING FORM DIVERSITY IN PLAN

Sheet 3:

	PA-A(2)	PA-A(3)	PA-A(4)	PA-A(5)	PA-A(6)	PA-A(7)
RESIDENTIAL	13.98	20.21	13.67	18.20	23.83	18.62
5.98%	8.65%	5.84%	7.78%	10.19%	7.96%	
6.0-10.3	5.5-7.0	7.0-9.5	8.0-9.5	5.2-5.9	8.0-10.3	
143	141	125	172	140	191	
25	40	28	94	25	180	
110	89	97	65	35	0	
0	0	0	0	80	0	
75	120	108	282	75	540	
275	222.5	227.5	162.5	87.5	0	
-	2.30%	2.07%	5.40%	1.44%	-	
4.20	4.14	4.03	5.33	3.87	6.48	
0.32	0.61	0.45	1.19	0.32	2.27	

*All numbers need to match and reflect the plan, all sheets.*

Sheet 4:

Repeat comment: IN THE OVERALL RESIDENTIAL DESIGN.  
 Repeat comment: [VARIES FROM] THE QUANTITATIVE REQUIREMENTS IN RELEVANT CITY STANDARDS AND THE MASTER OFFICIAL DEVELOPMENT PLAN FOR THIS PROPERTY.

THE PROPOSED SITE PLAN APPLIES THE PRINCIPLES OF THE TMUND DESIGN GUIDELINES THROUGHOUT. IN ORDER TO FULLY INTEGRATE TMUND PRINCIPLES, THERE ARE AREAS WHERE THIS SITE PLAN VARIES FROM CITY CODE AND RELEVANT CODE DOCUMENTS. PLEASE REFER TO ODP EXCEPTION REQUESTS AND JUSTIFICATIONS WITHIN THIS ODP TO SEE SPECIFIC INSTANCES WHERE THESE PRINCIPLES DIFFER. IN GENERAL, THESE 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 TARGET A RANGE OF HOMEBUYERS, FROM ENTRY-LEVEL ATTACHED HOMES TO PAIRED AND DETACHED HOMES. THIS IS A GOAL NOT ONLY OF TMUND, BUT OF RECENT CITY PLANS AND VISIONS AS WELL.

LASTLY, PUBLICLY ACCESSIBLE PRIVATE PARKS ARE PROVIDED WITHIN THIS PLANNING AREA. THIS SPACE HAS BEEN THOUGHTFULLY PLACED TO OFFER THE GREATEST

Sheet 5:

- MASTER OFFICIAL DEVELOPMENT PLAN (MODP) - THE VILLAGE RESIDENTIAL NEIGHBORHOOD WITHIN UPLANDS IS DESCRIBED IN THE MODP AS A MIX OF ALLEY LOADED SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL HOMES ORGANIZED IN A TRADITIONAL GRID FORMAT.

**OFF-STREET PARKING:**

AN EXCEPTION TO WMC 11-7-4(B)(2)

REPEAT COMMENT: List how many SFA units are limited to no more than 3 bedrooms and the maximum number of SFA units that can be 4 bedrooms. Show a separate parking calculation for the 4 bedrooms. The exception is for OFF-STREET parking spaces, and so on-street spaces are part of the justification, but do not count toward meeting the requirement.

**STANDARD:** SFA GUEST PARKING (1 SPACE/3 UNITS) = 33 SPACES  
 SFD GUEST PARKING (2 SPACES/UNIT) = 56 SPACES  
 SFA 4-BEDROOM PARKING (1 ADDITIONAL SPACE/UNIT\*) = 30 SPACES

\*2 SPACES/UNIT WILL BE PROVIDED IN GARAGES. THIS EXCEPTION IS ONLY REGARDING THE THIRD SPACE PER UNIT NEEDED FOR 4-BEDROOM UNITS.

**EXCEPTION:** UPLANDS PROVIDES THE EQUIVALENT NUMBER OF SPACES THROUGH A COMBINATION OF OFF-STREET SURFACE SPACES AND

TRITION TO THE STREET, WHICH HELPS GLOW THAT MORE PEDESTRIAN MOVEMENTS.

**ENTRY MEDIAN:**

You do not need to list this as an exception as an entry median is included at W 86th Ave and Federal Blvd.

AN EXCEPTION TO LANDSCAPE

**STANDARD:** STREET MEDIANS/LANDSCAPE ISLANDS (REQUIRED AT MAJOR ENTRANCES TO THE DEVELOPMI

**EXCEPTION:** UPLANDS REPLACES THE MEDIAN/ISLAND LANDSCAPING AND MONUMENT SIGNS ALONG THE SID AISLES.

**JUSTIFICATION:** THIS EXCEPTION MEETS THE INTENT ( CREATES AND CELEBRATES THE ENTRANCE TO THE C A DIFFERENT FORM.

**WMC:** THE PLAN INCORPORATES PERENNIALS AND FV

Sheet 7:

MAX. STORIES	MIN. LOT SIZE	MIN. LOT DEPTH	MIN. LOT WIDTH	MIN. FRONT SETBACK TO MAIN STRUCTURE	MIN. SIDE SETBACK, INTERIOR LOT	MIN. SIDE SETBACK, CORNER LOT	MIN. REAR SETBACK	MIN. REAR YARD SPACE
<b>D) HOME</b>								
3	-	90'	-	14'	7'	14'	5'	400 SF
3	-	71'	35'	12'	5'	10'	7'	400 SF COMBINED PATIOS, DECKS, AND YARDS
<b>A) HOME</b>								
3	-	80' (W/ ATTACHED GARAGE)	16'	12'	0'	8'	5'	15' MIN. DEPTH W/ 120 SF CLEAR
3	-	67-71'	20'	12'	0'	10'	3-7'	400 SF COMBINED PATIOS, DECKS, AND YARDS

Remove the range and provide a single minimum.

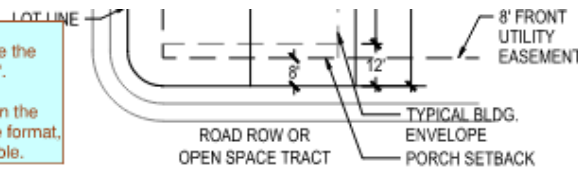
Same as A2 submittal, clearly show that there are 0 SF outdoor space in the rear yard required on this plan. Then list out the new requirement for outdoor space. The new requirement is part of your justification for the exception.

MINIMUM OF ONE 20 FT X 20 FT REAR YARD REQUIRED FOR ALL LOTS. A LESSER DIMENSION OF 18 - 20 FEET MAY BE ALLOWED IF THE OVERALL AREA IS AT LEAST 400 USEABLE SQUARE FEET (I.E. 18 FT X 22 FT). PERVIOUS SURFACES RECOMMENDED. HOWEVER DECKS AND PATIOS CAN BE INCLUDED IN THE 400 SQUARE FOOT AREA. THE ENTIRE AREA USED FOR THIS CALCULATION SHALL BE WITHIN THE FENCED IN AREA (OR AREA THAT COULD BE FENCED).

Sheet 8:

Formatting:  
As with the A2 submittal, please change the title of this table to "LOT STANDARDS".

The quantities do not match the table on the exceptions page. Please use that same format, and update with the revisions to that table.



**LOT SETBACKS**

	SFA (PAIRED) MODP MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO LIVING AREA:	<del>10'</del>	12'
FRONT TO PORCH:	5'	8'
SIDE (INTERNAL)	5' (10' B/T PRIMARY STRUCTURES)	0'/5' (10' B/T PRIMARY STRUCTURES)
SIDE (CORNER)		
<del>SIDE (ABUTTING LOCAL STREET)</del>	10'	10'
REAR:	1'	3'
REAR UPPER-STORY:		15' MIN'

\*MEASURED FROM EDGE OF ALLEY. UPPER STORY SETBACKS SHALL COMPLY WITH FIRE DEPARTMENT AERIAL APPARATUS ACCESS REQUIREMENTS. SEE SITE PLAN SHEETS.

[Switch - list SFD first]

	SFD MODP MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO LIVING AREA:	14'	12'
FRONT TO PORCH:	6'	8'
SIDE (INTERNAL)	7'	5'
SIDE (CORNER)		
<del>SIDE (ABUTTING LOCAL STREET)</del>	14'	10'
REAR:	5'	7'

\*TUCKUNDER AND STANDARD

	SFA (TOWNHOME*) MODP MINIMUM SETBACKS	PROPOSED SETBACKS (1)(2)
FRONT TO LIVING AREA:	<del>8-12'</del>	12'
FRONT TO PORCH:	6'	8'
SIDE (INTERNAL)	0'	0'/5'
SIDE (CORNER)		
<del>SIDE (ABUTTING LOCAL STREET)</del>	8'	10'
REAR:	<del>3'</del>	3'

\*TUCKUNDER AND STANDARD

LOT LINE

10' SIDE UTILITY EASEMENT

LOT LINE

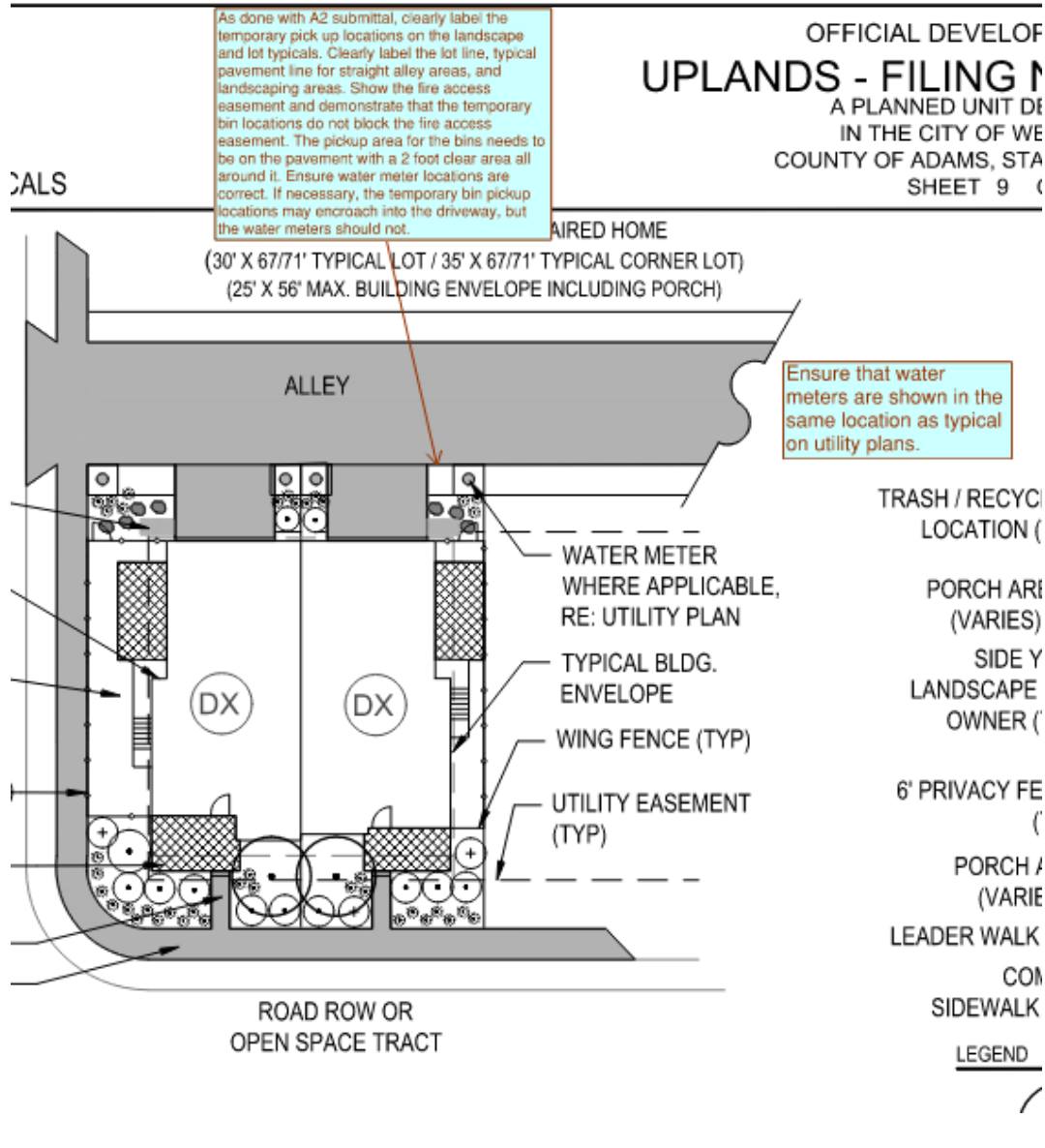
LOT TYPICAL

\* REAF  
REF  
BUIL

PROPOSED S

- (1) ALL I
- (2) SETE
- LINE
- (3) COR
- PATI
- OVEI
- MAY
- (4) SEE
- (5) SEE
- STAF

Sheet 9:





Y EASEMENT

NOTES

TRASH PICK-UP

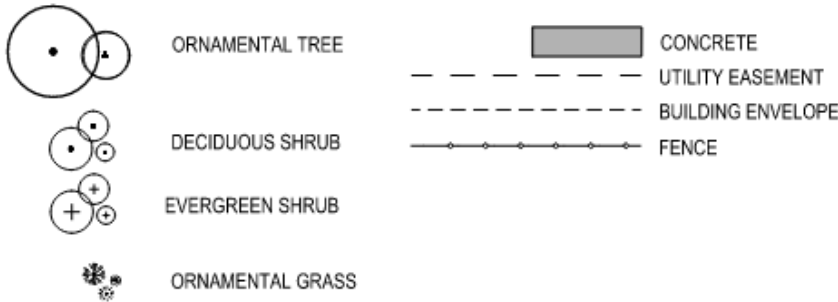
This note does not need to be included on the ODP. It is the same as our Landscape Regulations. Please remove.

- ~~1. 10 SHRUBS ARE EQUIVALENT TO 1 TREE. 3 ORNAMENTAL GRASSES ARE EQUIVALENT TO 1 SHRUB.~~
2. LOT AND LANDSCAPE TYPICALS SHOW AN AVERAGE LANDSCAPE PLANTING CONDITION. GENERAL PARAMETERS OF A MINIMUM OF 1 TREE AND 3 SHRUBS PER 550 SF LANDSCAPE AREA IN FRONT YARDS ARE REQUIRED. CHANGES WITHIN THESE PARAMETERS MAY BE ALLOWED PER THE FINAL PRODUCT CONFIGURATION.
3. REFER TO ARCHITECTURE LOT TYPICALS FOR DETAILED BUILDING FOOTPRINTS. STARTING ON SHEET 72.
4. DENSER (AVERAGE) LANDSCAPE CONDITIONS ARE SHOWN ON LOT TYPICALS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LANDSCAPE PLANS FOR EACH LOT WILL OCCUR AT TIME OF BUILDING PERMIT, BUT MUST COMPLY WITH MINIMUM STANDARDS SET FORTH IN THE ODP.
5. REFER TO SHEET 42 & 43 FOR SHRUBS AND PLANTS WITH ASTERISKS DENOTING MATURE HEIGHTS UNDER 30 INCHES TO BE USED IN SIGHT TRIANGLES, AT ALL CORNERS, AND IN/OR NEAR ALLEYS.

Please remove slash.

Sheet 10:

LEGEND



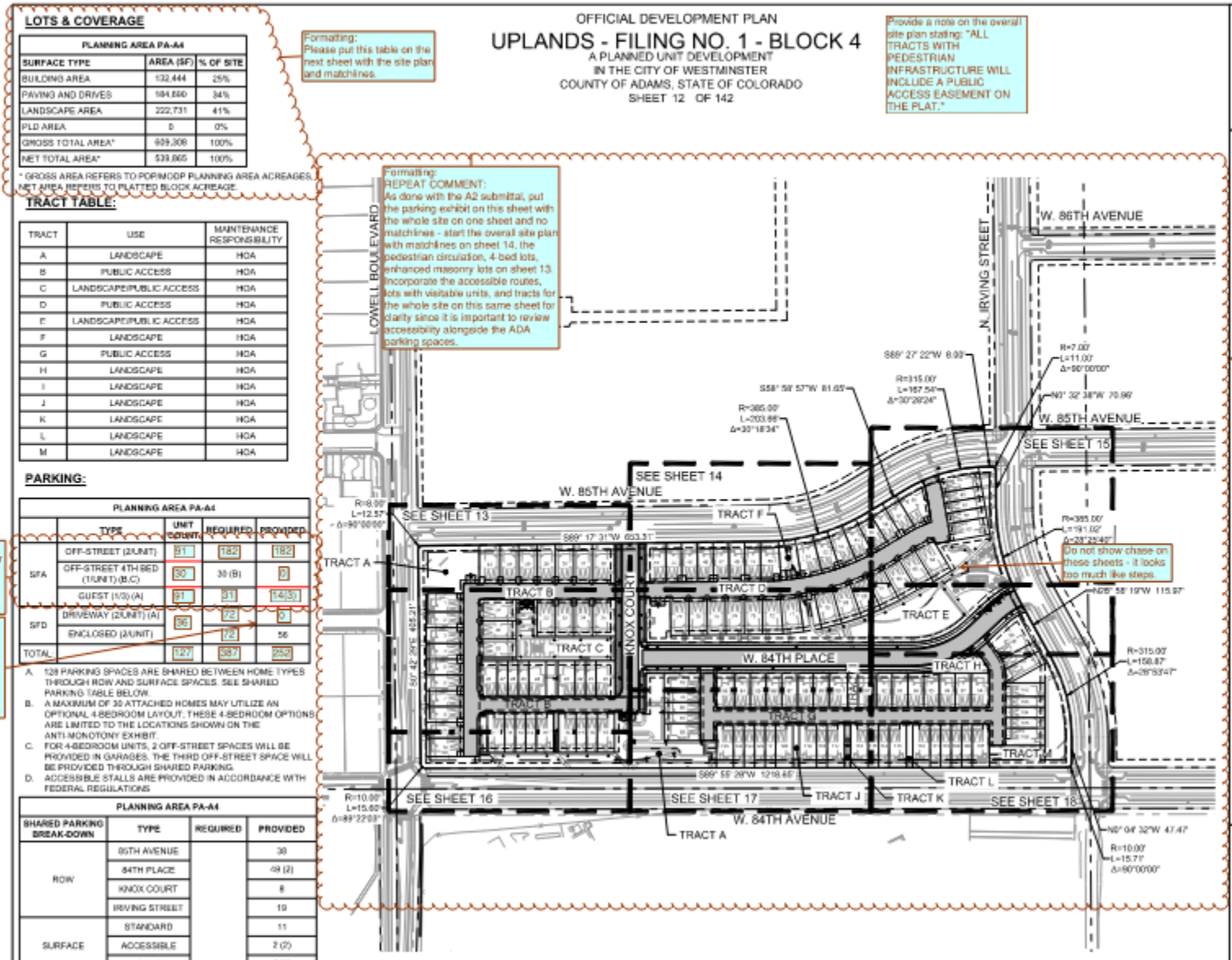
Please address all comments from previous sheet on this sheet too.

MA  
A F  
DI  
HC  
C  
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||  
E  
F

NOTES

- ~~1. 10 SHRUBS ARE EQUIVALENT TO 1 TREE. 3 ORNAMENTAL GRASSES ARE EQUIVALENT TO 1 SHRUB.~~
2. LOT AND LANDSCAPE TYPICALS SHOW AN AVERAGE LANDSCAPE PLANTING CONDITION. GENERAL PARAMETERS OF A MINIMUM OF 1 TREE AND 3 SHRUBS PER 550 SF LANDSCAPE AREA IN FRONT YARDS ARE REQUIRED. CHANGES WITHIN THESE PARAMETERS MAY BE ALLOWED PER THE FINAL PRODUCT CONFIGURATION.
3. REFER TO ARCHITECTURE LOT TYPICALS FOR DETAILED BUILDING FOOTPRINTS. STARTING ON SHEET 72.
4. DENSER (AVERAGE) LANDSCAPE CONDITIONS ARE SHOWN ON LOT TYPICALS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LANDSCAPE PLANS FOR EACH LOT WILL OCCUR AT TIME OF BUILDING PERMIT, BUT MUST COMPLY WITH MINIMUM STANDARDS SET FORTH IN THE ODP.
5. REFER TO SHEET 42 & 43 FOR SHRUBS AND PLANTS WITH ASTERISKS DENOTING MATURE HEIGHTS UNDER 30 INCHES TO BE USED IN SIGHT TRIANGLES, AT ALL CORNERS, AND IN/OR NEAR ALLEYS.

Sheet 12:





Sheet 13:

Formatting:  
As done with A2 submittal, please only show enhanced masonry on the pedestrian circulation exhibit, not on the individual larger scale site plans since this does not read well here.

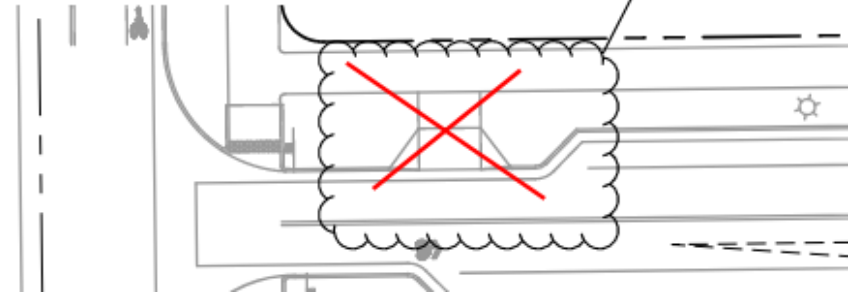
- PROPERTY LINE
  - ——— REQUIRED SETBACK
  - EDGE OF CONCRETE
  - RIGHT OF WAY
  - EASEMENT LINE
  - LOT LINE
  - . - . - . - . ACCESSIBLE ROUTE
  - ~ ~ ~ ~ ~ WALL RAILING
  - (LOT#)\* - ENHANCED ELEVATION
  - (LOT#) (EM) - ENHANCED SIDE MASONRY AT SFD
  - \* UNIT WITH REAR UPPER STORY STEP BACK TO ACCOMMODATE FIRE ACCESS.
- KEYNOTE LEGEND:**
- ① PR. FIRE HYDRANT
  - ② CURB RAMP

- COW A.U.E. - PUBLIC ACCESS & COW UTILITY EASEMENT
- G.E. - GAS EASEMENT
- COW U.E. - COW UTILITY EASEMENT
- U.E. - UTILITY EASEMENT
- SW - SIDEWALK

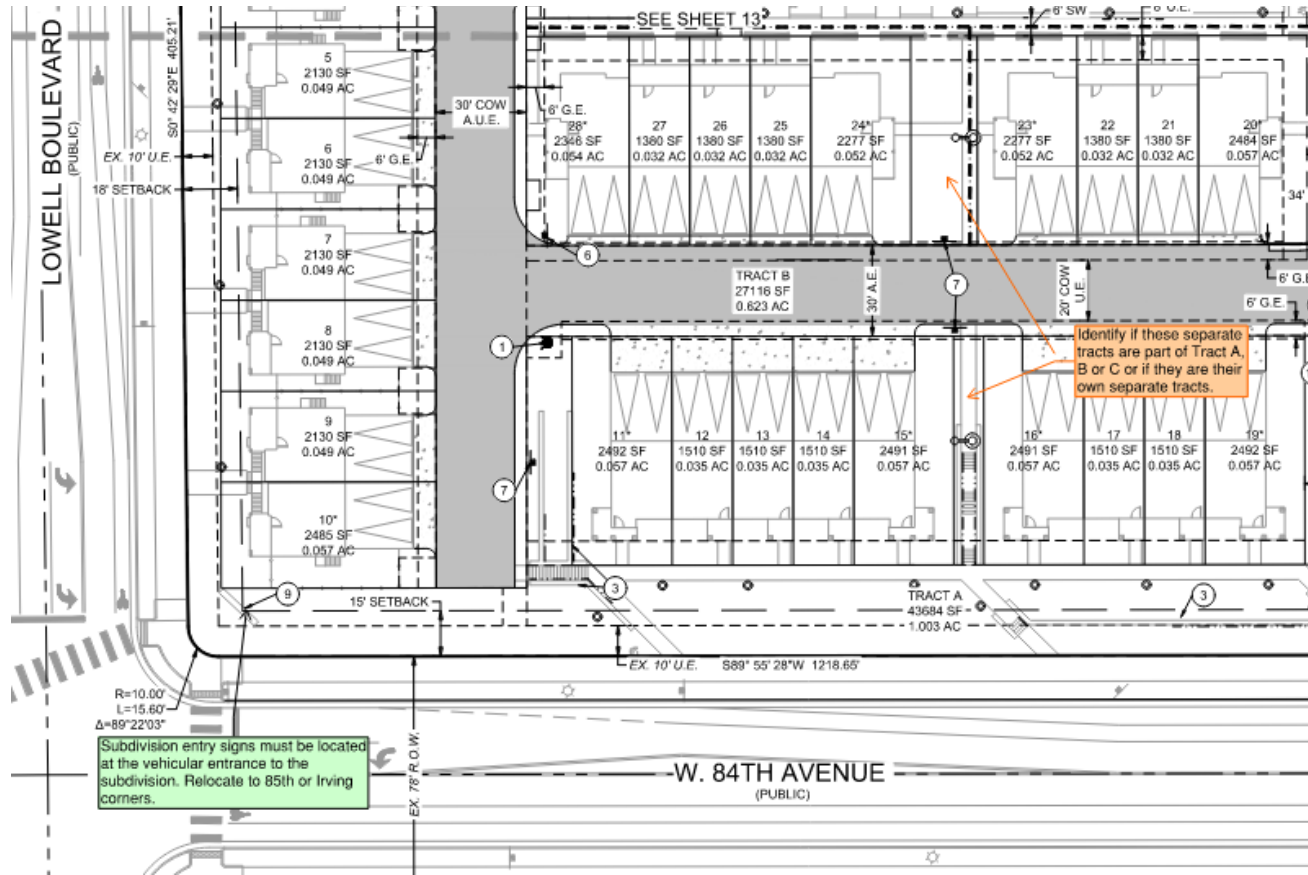
OF LAND  
COL

- ⊙ — ⊙ PR. PRIVATE LIGHT POLE
- ⊙ PR. PUBLIC LIGHT POLE
- ⊙ PR. PUBLIC LIGHT POLE PER ENG 22-0014

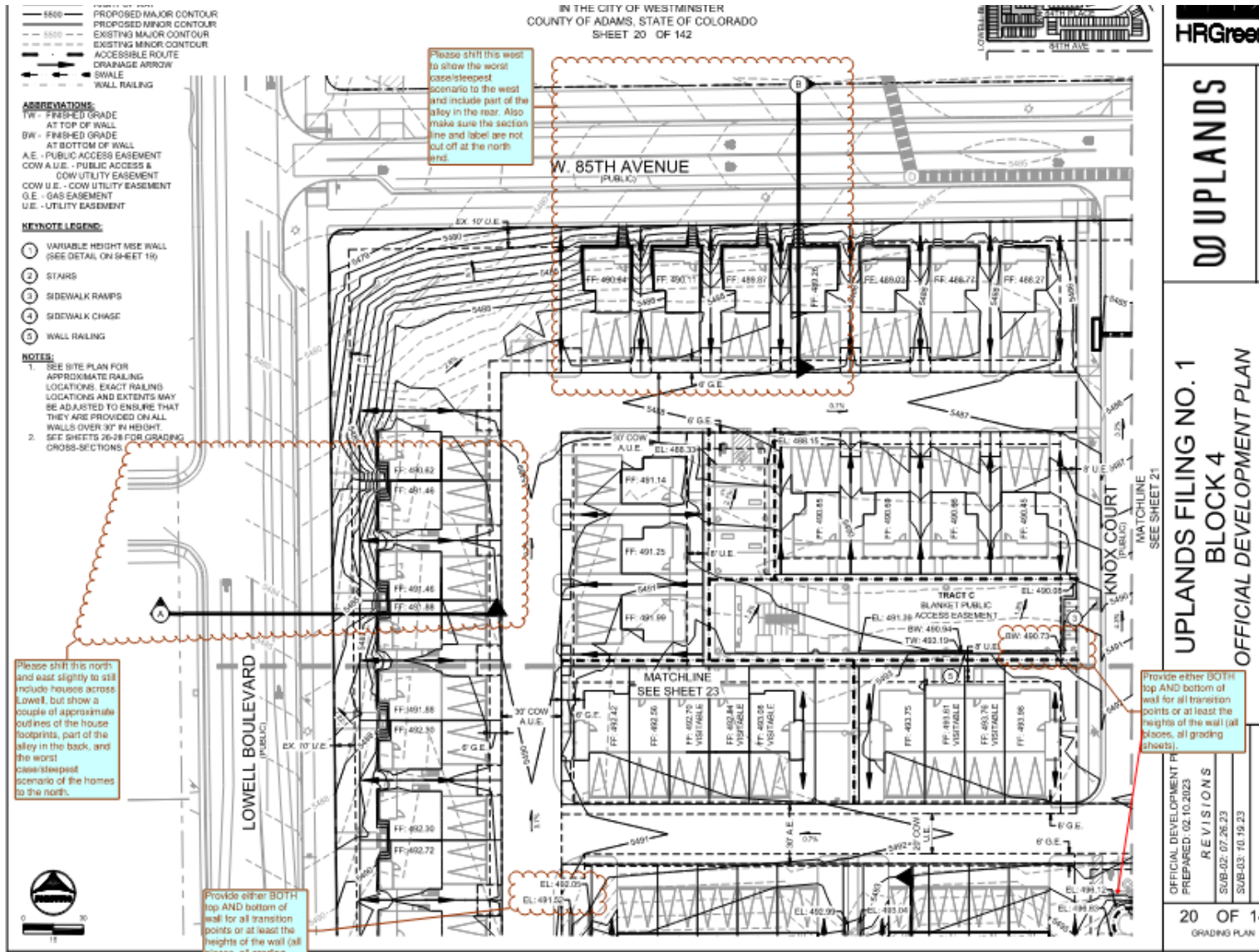
No drive access supported at this location



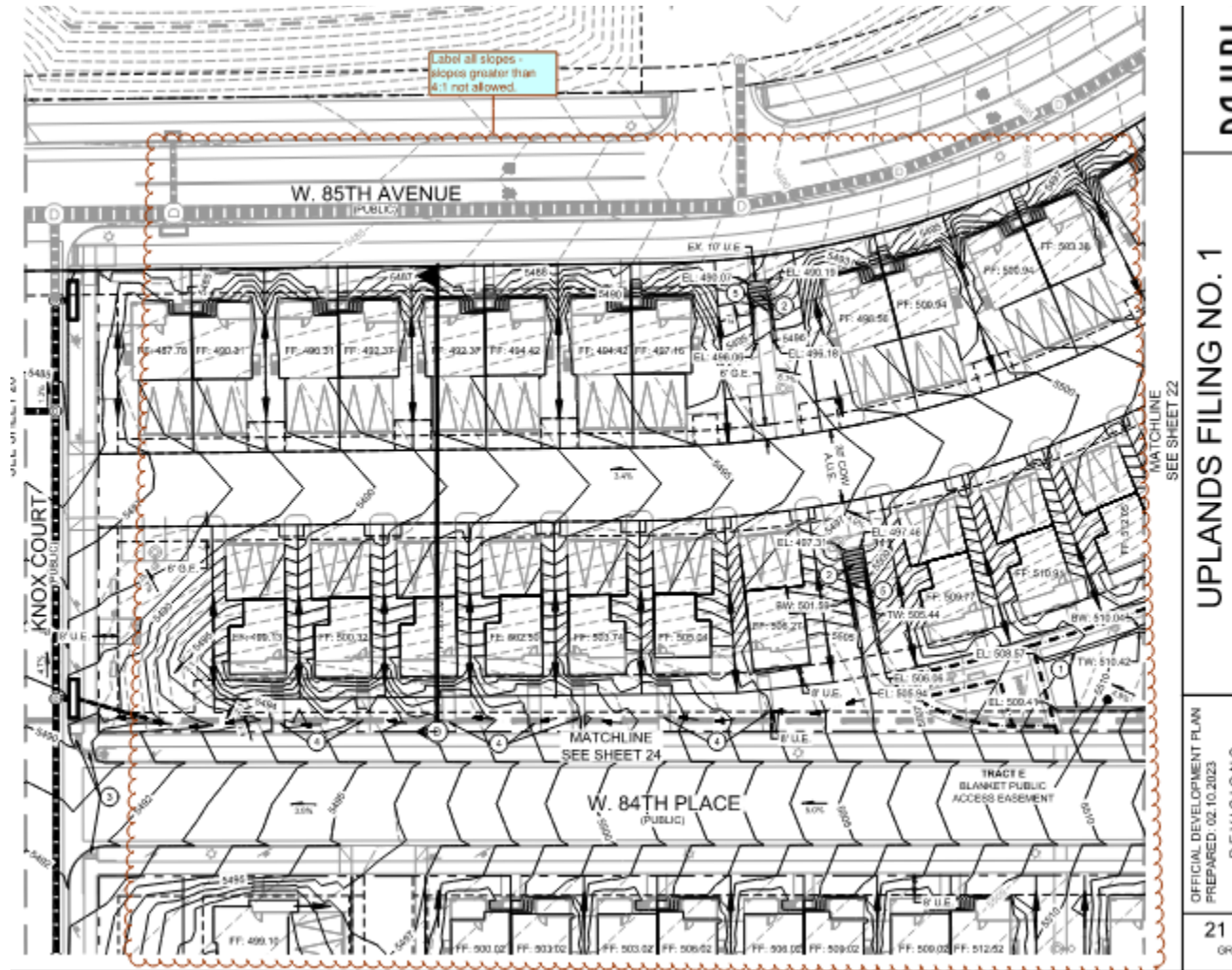
Sheet 16:



Sheet 20:



Sheet 21:





Sheet 22:

Formatting:  
As with A2 submittal, please use a different line symbol for the wall railing. I would suggest making the wall lines thick but much lighter as this symbol is now and then using the same dark line with the same line type as on the site plan for the railing (all grading sheets).

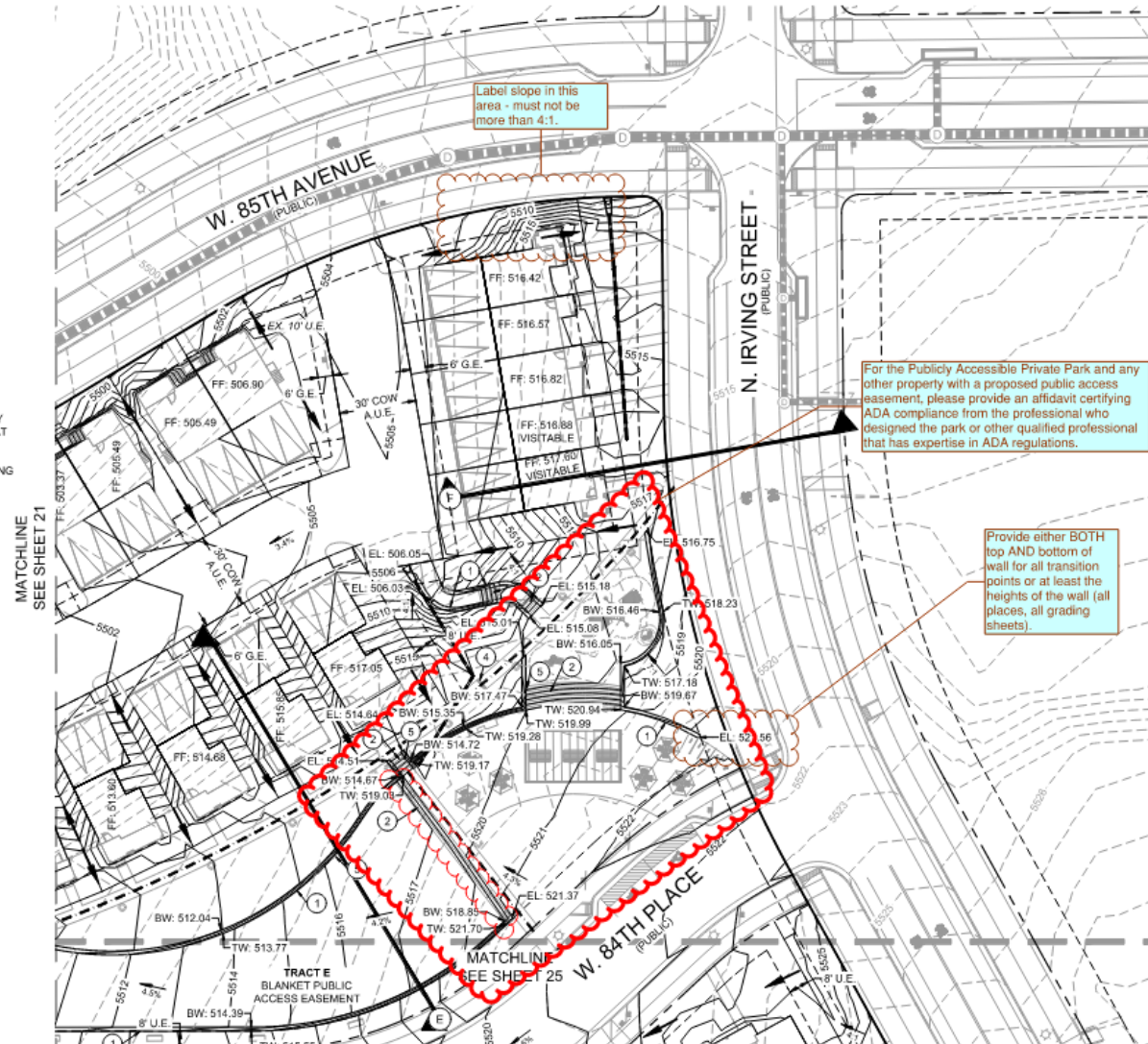
- RIGHT OF WAY
- 5500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 5500 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ACCESSIBLE ROUTE
- DRAINAGE ARROW
- SWALE
- WALL RAILING

- ABBREVIATIONS:**
- TW - FINISHED GRADE AT TOP OF WALL
  - BW - FINISHED GRADE AT BOTTOM OF WALL
  - A.E. - PUBLIC ACCESS EASEMENT
  - COW A.U.E. - PUBLIC ACCESS & COW UTILITY EASEMENT
  - COW U.E. - COW UTILITY EASEMENT
  - G.E. - GAS EASEMENT
  - U.E. - UTILITY EASEMENT

- KEYNOTE LEGEND:**
- 1 VARIABLE HEIGHT MSE WALL (SEE DETAIL ON SHEET 19)
  - 2 STAIRS
  - 3 SIDEWALK RAMPS
  - 4 SIDEWALK CHASE
  - 5 WALL RAILING

- NOTES:**
1. SEE SITE PLAN FOR APPROXIMATE RAILING LOCATIONS. EXACT RAILING LOCATIONS AND EXTENTS MAY BE ADJUSTED TO ENSURE THAT THEY ARE PROVIDED ON ALL WALLS OVER 30" IN HEIGHT. SEE SHEETS 28-29 FOR GRADING CROSS-SECTIONS.

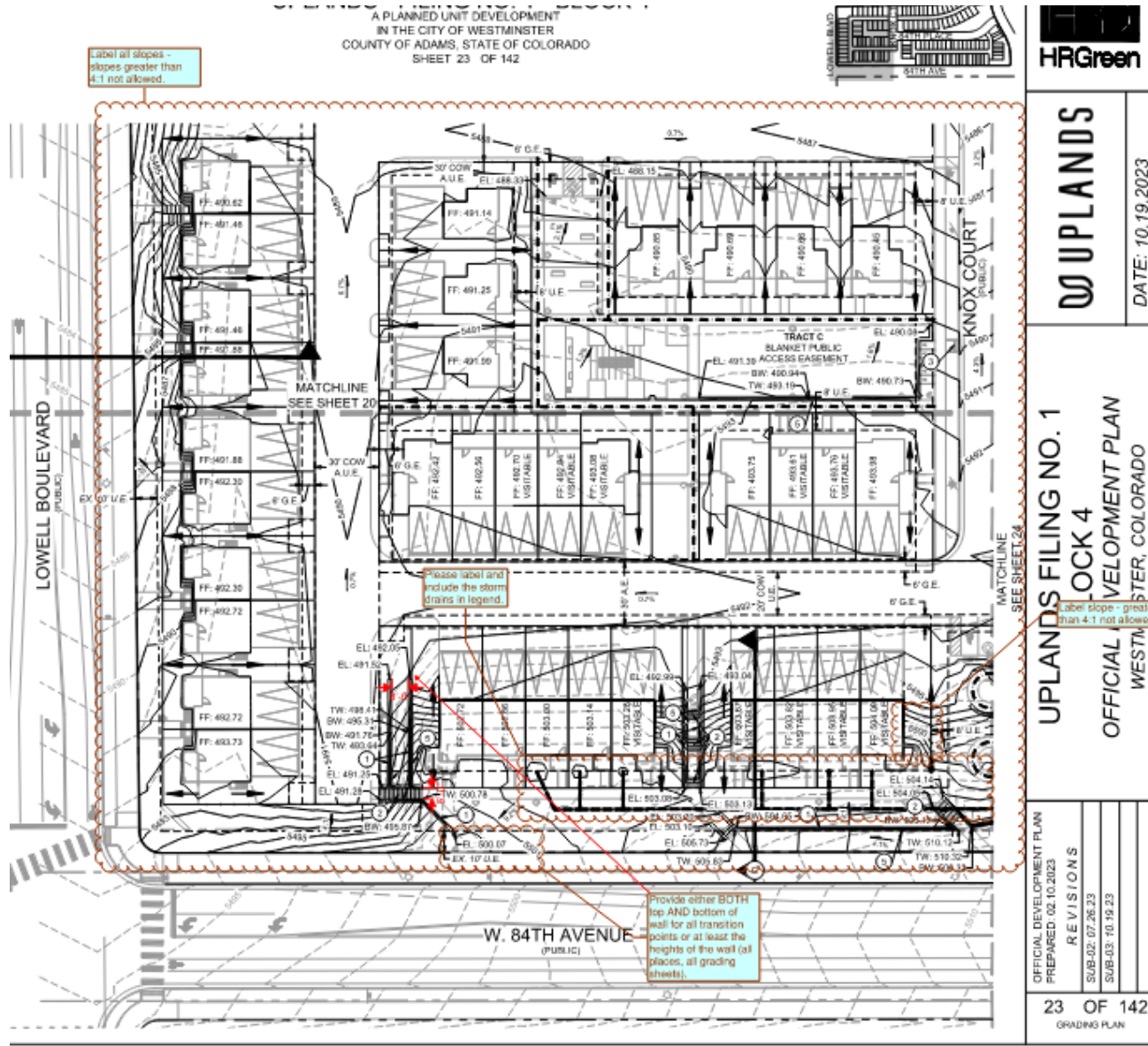
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 22 OF 142



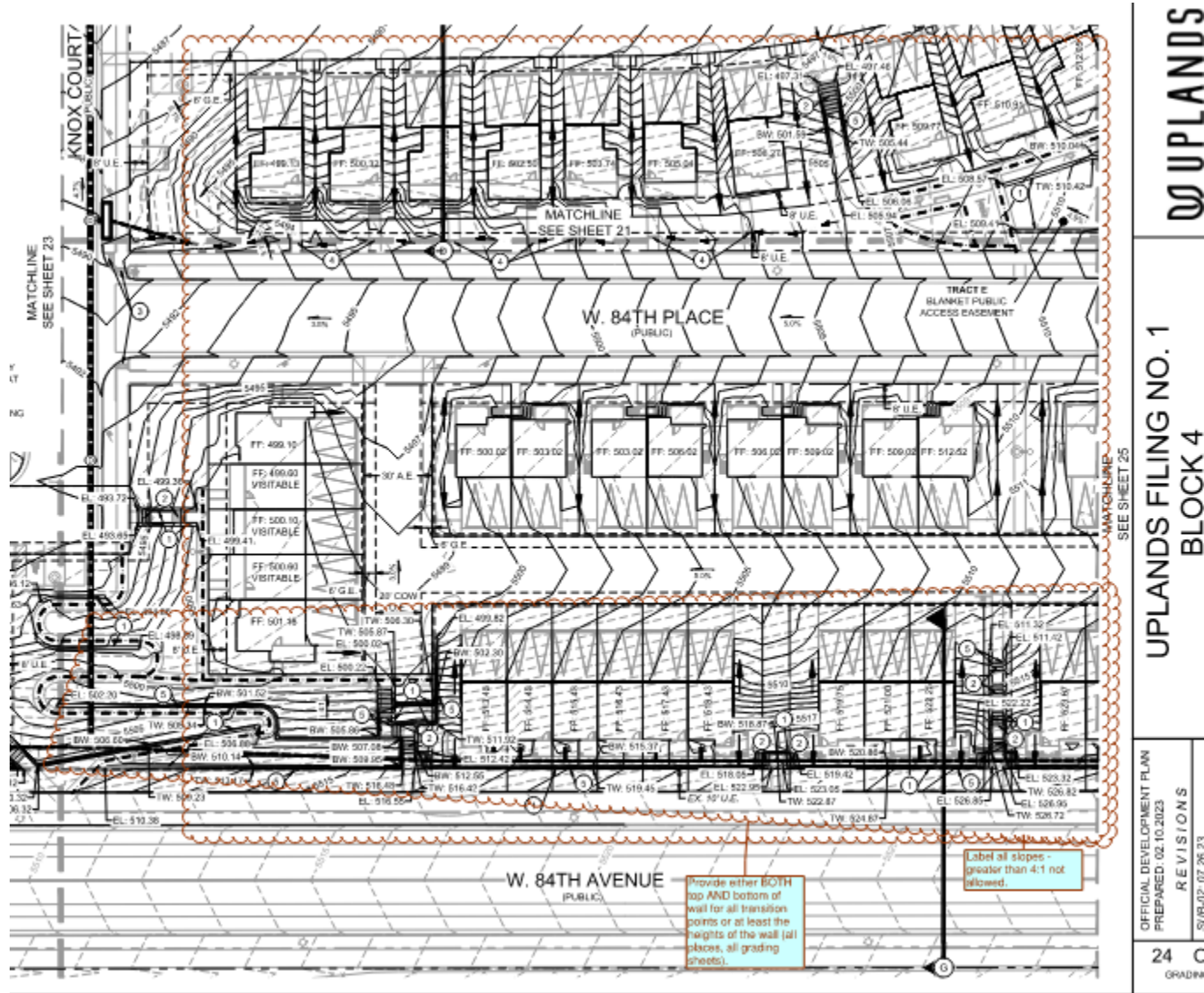
MATCHLINE  
SEE SHEET 21

MATCHLINE  
SEE SHEET 25

Sheet 23:



Sheet 24:



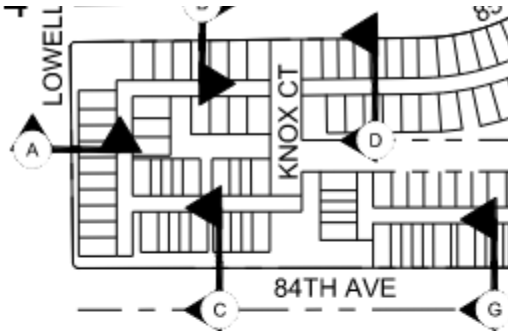




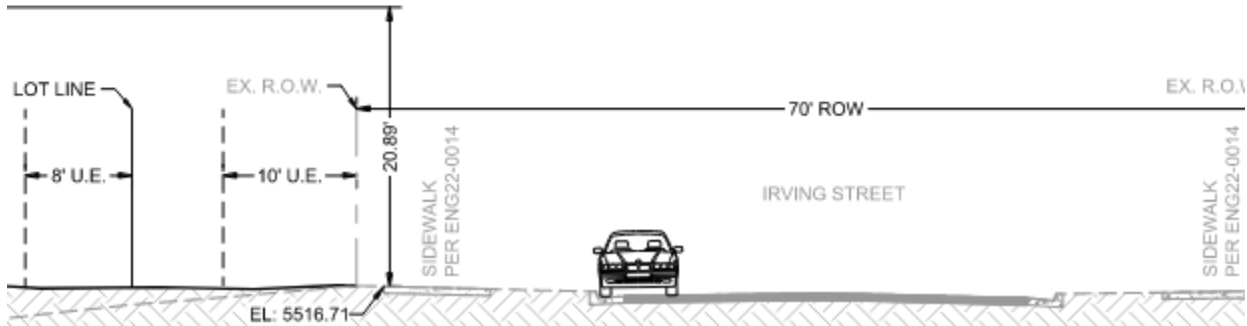


Sheet 28:

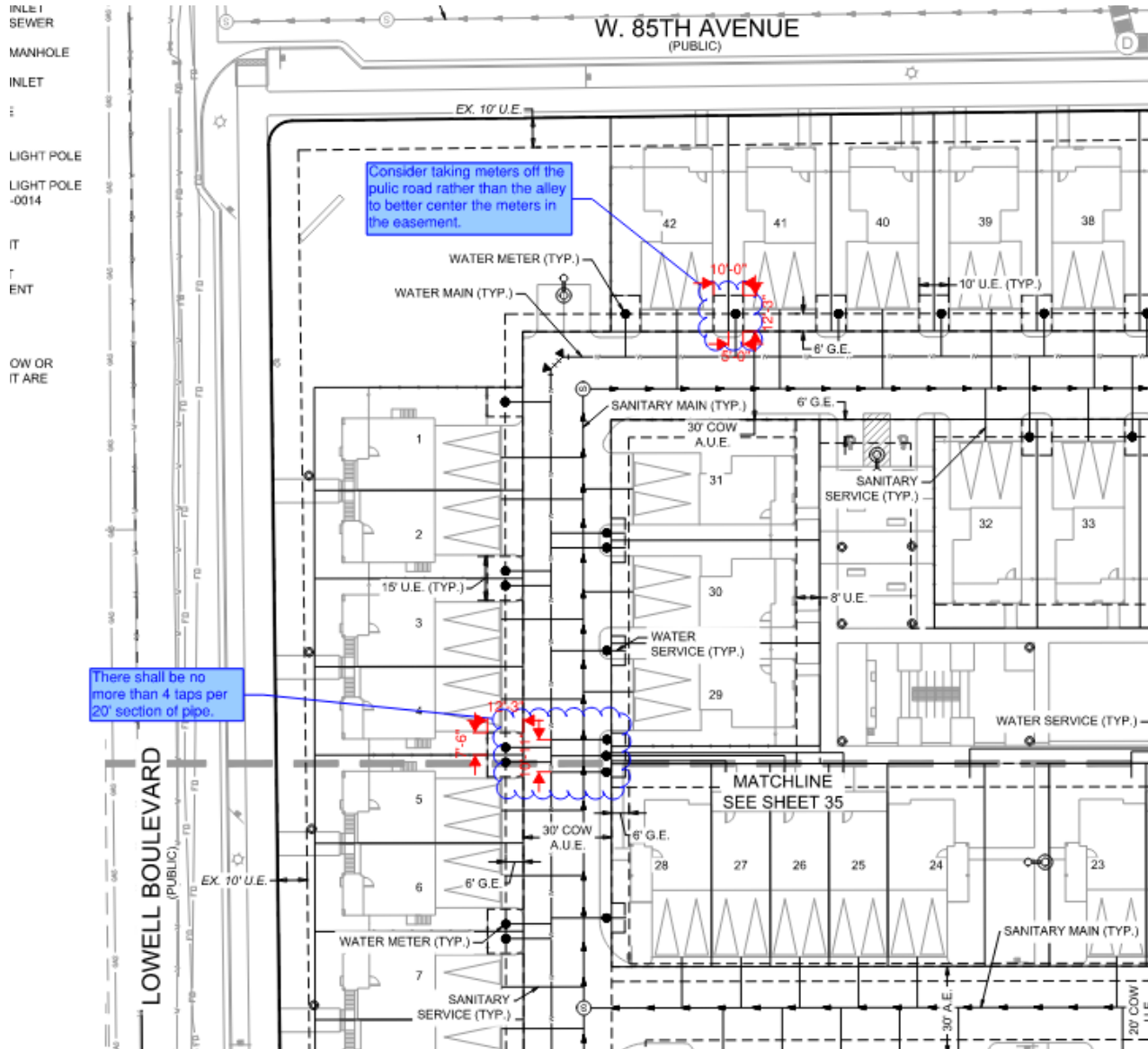
PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 28 OF 142



See and address all section comments on previous sheets.

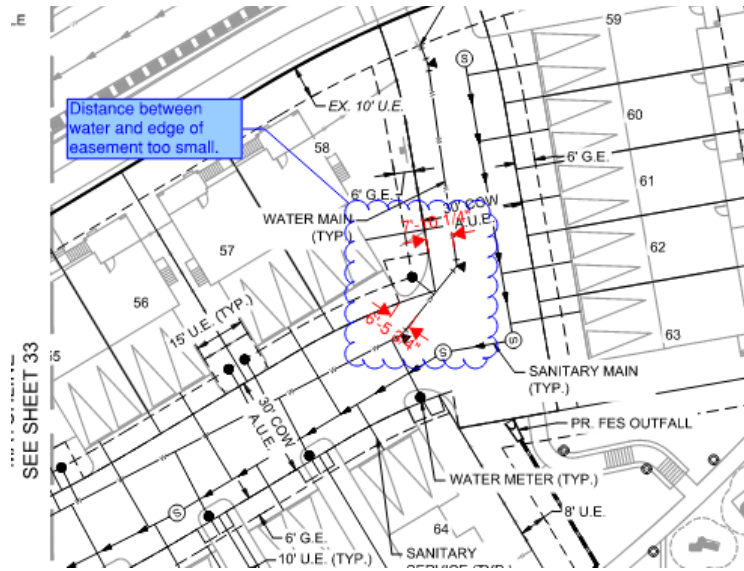


Sheet 32:

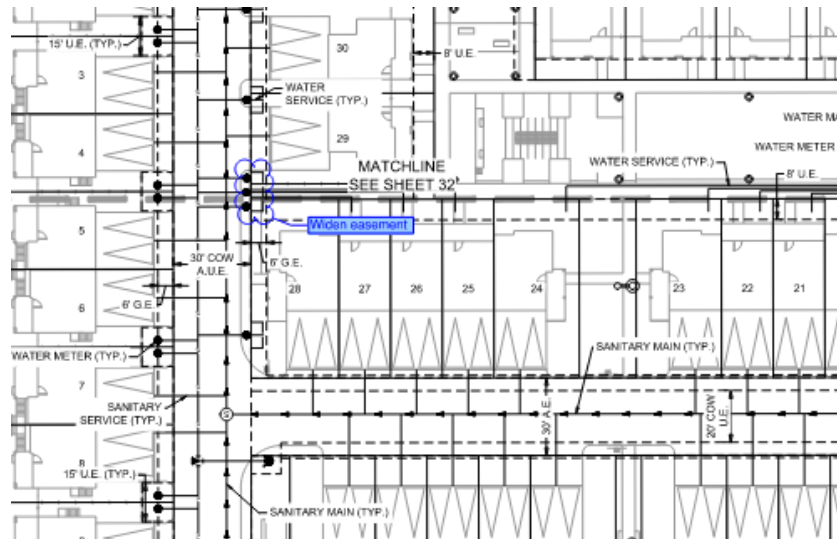




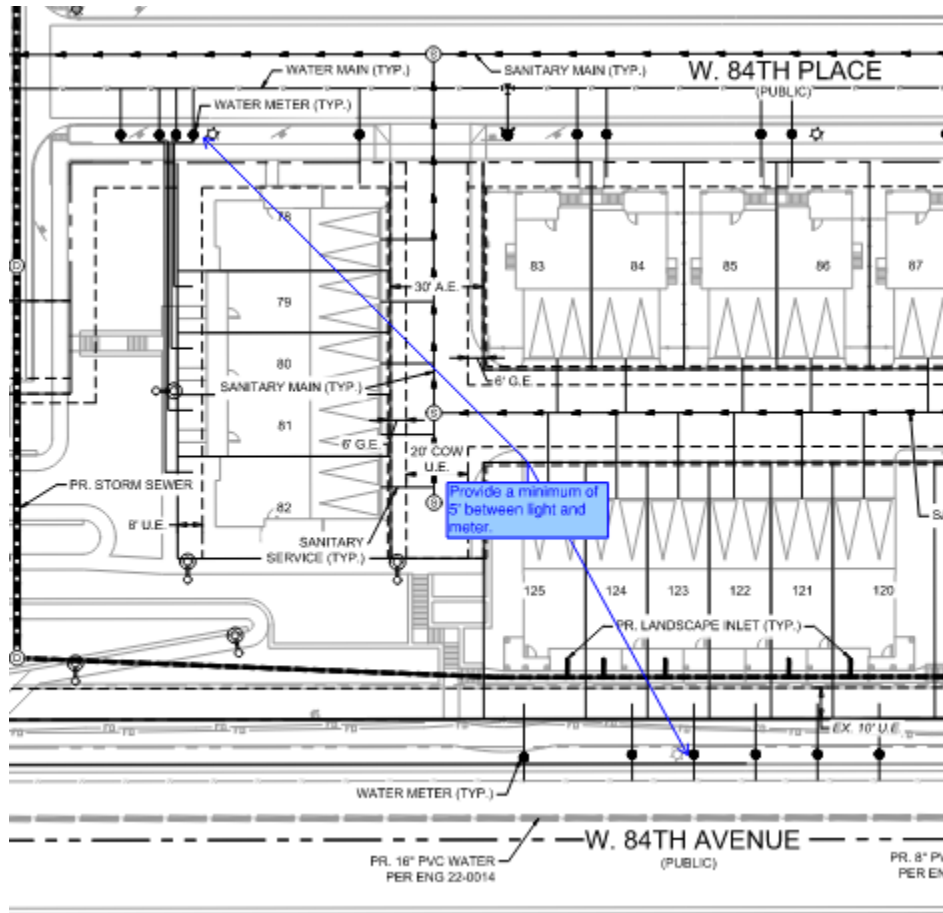
Sheet 34:



Sheet 35:



Sheet 36:



Sheet 38:

**UPLANDS - FILING NO. 1 - BLOCK 4**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 38 OF 142

PA-A(4)

	TOTAL LANDSCAPE AREA (ROW EXCLUDED) * (172,446 SF = 28%)			RIGHT-OF-WAY LANDSCAPE AREA (34,166 SF)			PUBLICLY ACCESSIBLE PRIVATE PARK (46,097 SF = 7.6%) (31,876 SF LANDSCAPE AREA)		
	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED
TREES	1 / 550 SF	314	258**	1 / 550 SF	62	95	1 / 550 SF	58	37***
SHRUBS	3 / 550 SF	941	1321**	3 / 550 SF	186	860	3 / 550 SF	174	265

NOTES:

- \*INCLUDES ON LOT HOA MAINTAINED FRONT YARD LANDSCAPE, PARK, AND ALL NON-ROW LANDSCAPE AREA.
- \*\*INCLUDES REQUIRED 1 TREE AND 3 SHRUBS PER 550 SF FOR ALL FRONT YARD LANDSCAPES. PLEASE SEE LOT AND LANDSCAPE TYPICALS FOR CRITICAL PARAMETERS OF LANDSCAPE PLANS. CHANGES WITHIN THESE PARAMETERS MAY BE ALLOWED PENDING FINAL PRODUCT CONFIGURATION.
- ~~\*\*\* DEFICIENCY IN PARK AREA DUE TO ACTIVE PLAY LAWN. LANDSCAPE REQUIREMENTS ARE MADE UP FOR IN ADJACENT LANDSCAPE AREAS.~~
- WOOD MULCH AS SPECIFIED IN MATERIAL SCHEDULE SHALL BE USED UNDER ALL SHRUBS, TREES, PERENNIALS, AND GRASSES.

Revise to match the A2 submittal, and correct to show compliance with planting requirements.

PA-A(4)

LANDSCAPE QUANTITIES: HIGH WATER TURF AREA
--




PA-A(4)

SOIL AMENDMENT REQUIRED	Y	N	Y	N
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**UPLANDS**

Sheet 39:

LEGEND

-  **TOTAL** LANDSCAPE AREA (ROW EXCLUDED)
-  RIGHT OF WAY
-  PUBLICLY ACCESSIBLE PRIVATE PARK BOUNDARY (46,097 SF)

Formatting:  
Repeat, this should just be "LANDSCAPE AREA"

Sheet 41:

---

OFFICIAL DEVELOPMENT PLAN  
**UPLANDS - FILING NO. 1 - BLOCK 4**  
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET ~~40~~ OF 142

SHEET 41 of 142

OFFICIAL PREPARI	R	SUB-02: (	SUB-03: (	
<del>41</del> 40	OF	142	LANDSCAPE SCHEDULES	



Sheet 41:

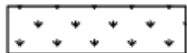
Code	Qty	Botanical/Scientific Name	Common Name	Size	Water Use	Dec/Ev	Mature Size (H xW)	Native Y/N
<b>SHRUBS (minimum #5 container, minimum 30% native)</b>								
<del>AU RE*</del>	<del>68</del>	<del>AJUGA REPTANS</del>	<del>CARPET BUGLE</del>	#5	MOD	E	6"x6"	N
BE TA	48	BERBERIS X 'TARA'	EMERALD CAROUSEL BARBERRY	#5	LOW	D	5'x3'	N
BU DA	12	BUDDLEJA DAVIDII	BUTTERFLY BUSH	#5	MOD	D	12'x15'	N
CH MI	72	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	VERY LOW	D	5'x6'	Y
CH NN	24	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	#5	LOW	D	3'x5'	Y
CO KE	11	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#5	LOW	D	5'x5'	Y
CO CO	7	COTINUS COGGYGRIA	SMOKE TREE	#5	MOD	D	15'x20'	N
CY SP	12	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	#5	LOW	D	4'x6'	N
ERA I	80	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	#5	VERY LOW	D	4'x4'	Y
EU CO	29	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	#5	LOW	D	6'x6'	N
FO AR	14	FORSYTHIA X 'ARNOLD'S DWARF'	ARNOLD'S DWARF FORSYTHIA	#5	LOW	D	3'x3'	N
FO SP	11	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	#5	LOW	D	8'x6'	N
HE PA	71	HESPERALOE PARVIFLORA	RED YUCCA	#5	VERY LOW	E	4'x4'	N
JU BL*	3	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG CREEPING JUNIPER	#5	LOW	E	6'x8'	Y
JU BR*	18	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	#5	MOD	E	2'x10'	N
JU CC*	51	JUNIPERUS SABINA 'CALGARY CARPET TM'	CALGARY CARPET JUNIPER	#5	LOW	E	2'x10'	N
<del>JU SK*</del>	<del>2</del>	<del>JUNIPERUS SCOPULORUM 'SKYROCKET'</del>	<del>SKYROCKET JUNIPER</del>	<del>#5</del>	<del>LOW</del>	<del>E</del>	<del>2'x10'</del>	<del>Y</del>
JN BL	14	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	#5	LOW	E	3'x10'	Y
LI LO	62	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	#5	LOW	D	4'x4'	N

Change this to a perennial

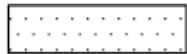
Move to evergreen trees

Sheet 43:

SOD AND SEED



NATIVE GRASS - SOD: NATUR  
NATURE'S PRAIRIE TURF™ BLEND

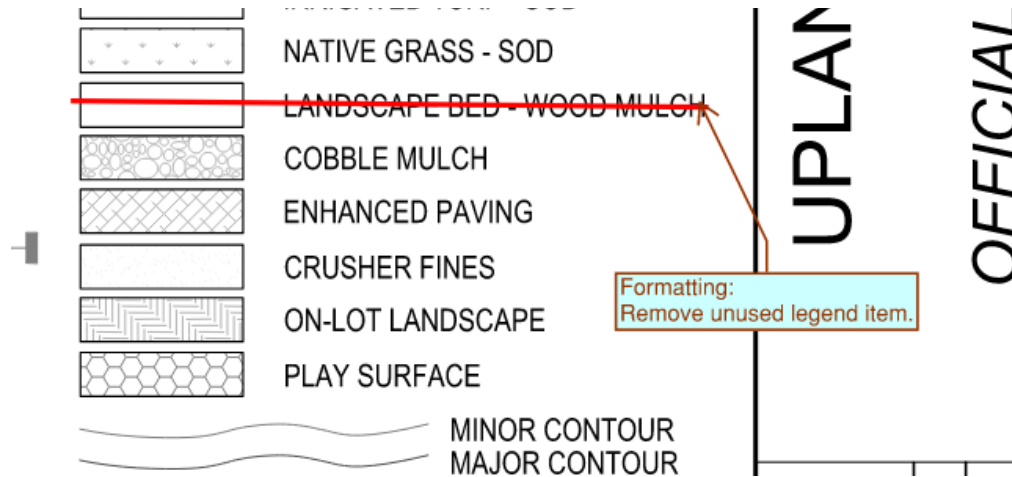


IRRIGATED TURF - SOD: VorTf  
VorTEX TEXAS HYBRID BLUEGRA

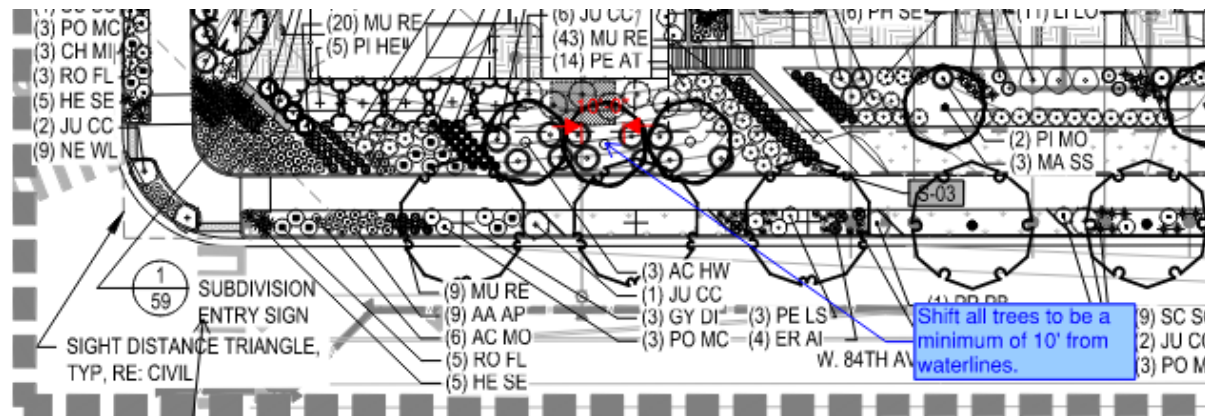
Change to "BLUEGRASS  
SOD MIX".



Sheet 46:

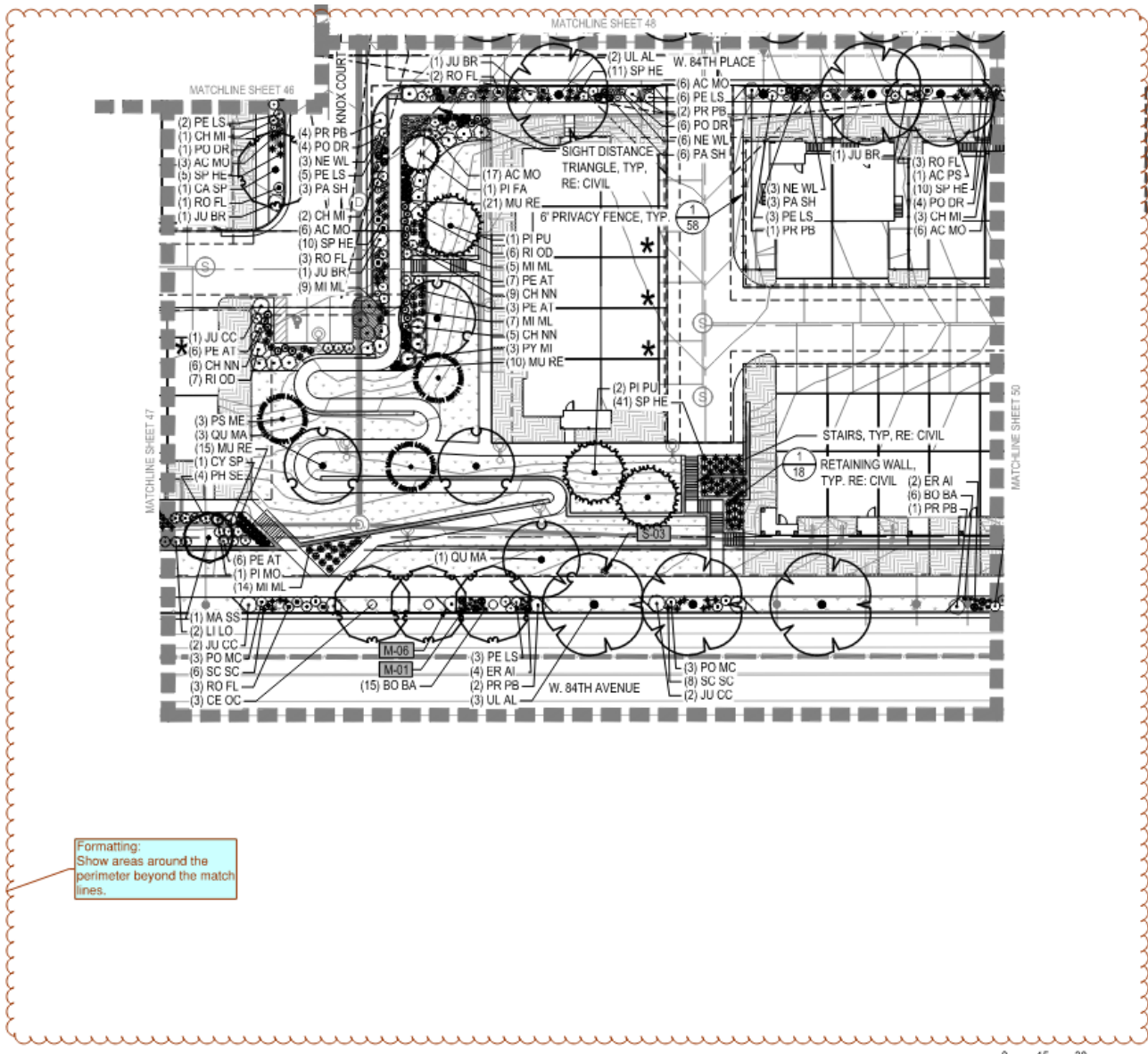


Sheet 47:

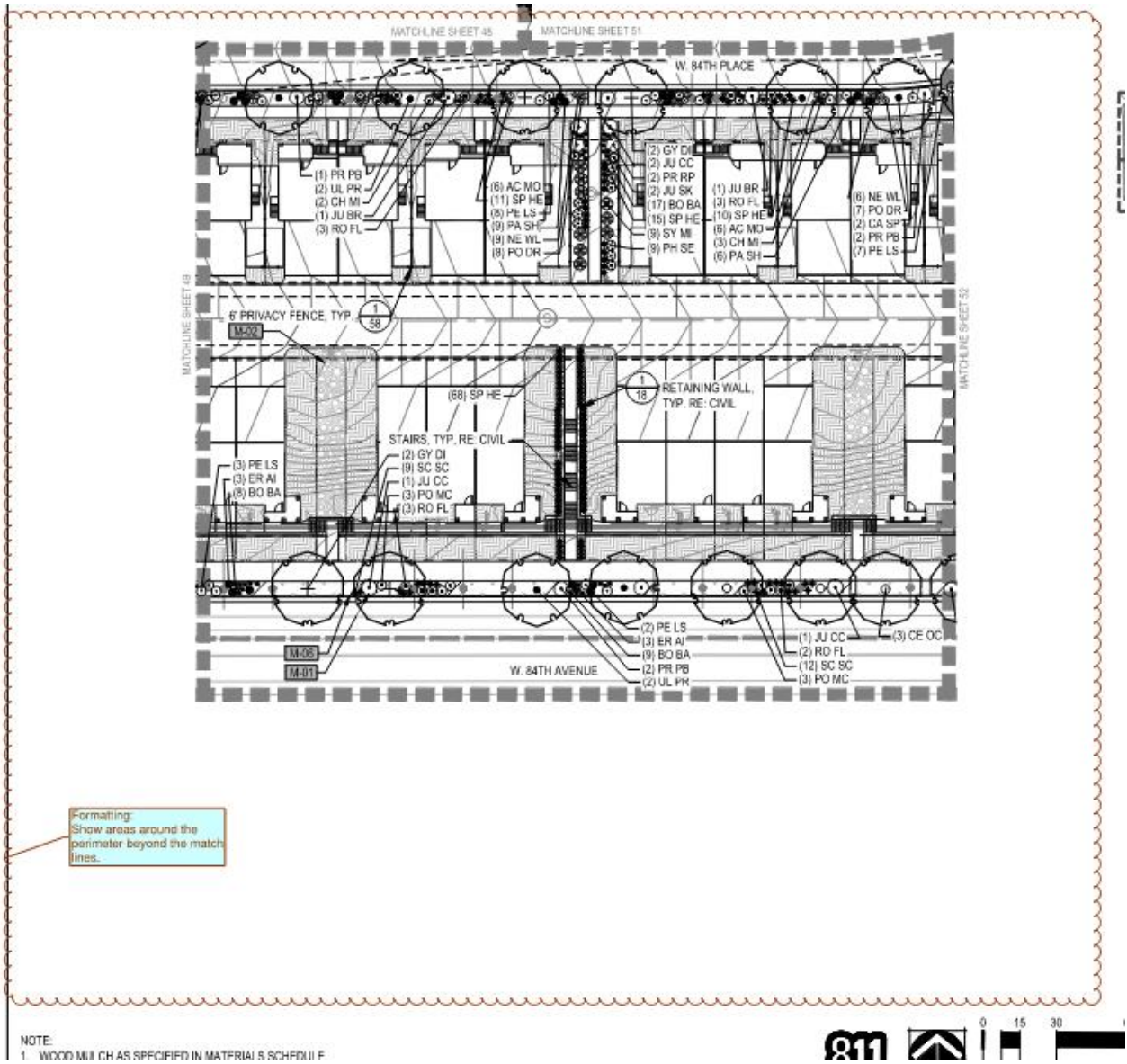


Subdivision entry signs must be located at the vehicular entrance to the subdivision. Relocate to 85th or Irving corners.

Sheet 49:



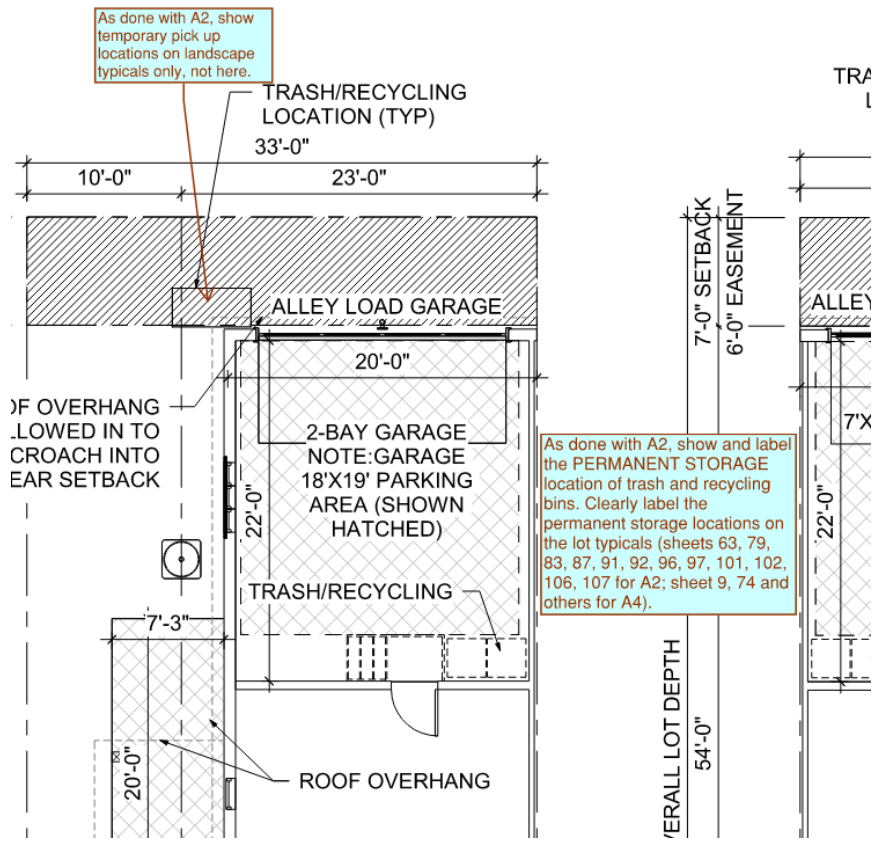
Sheet 50:



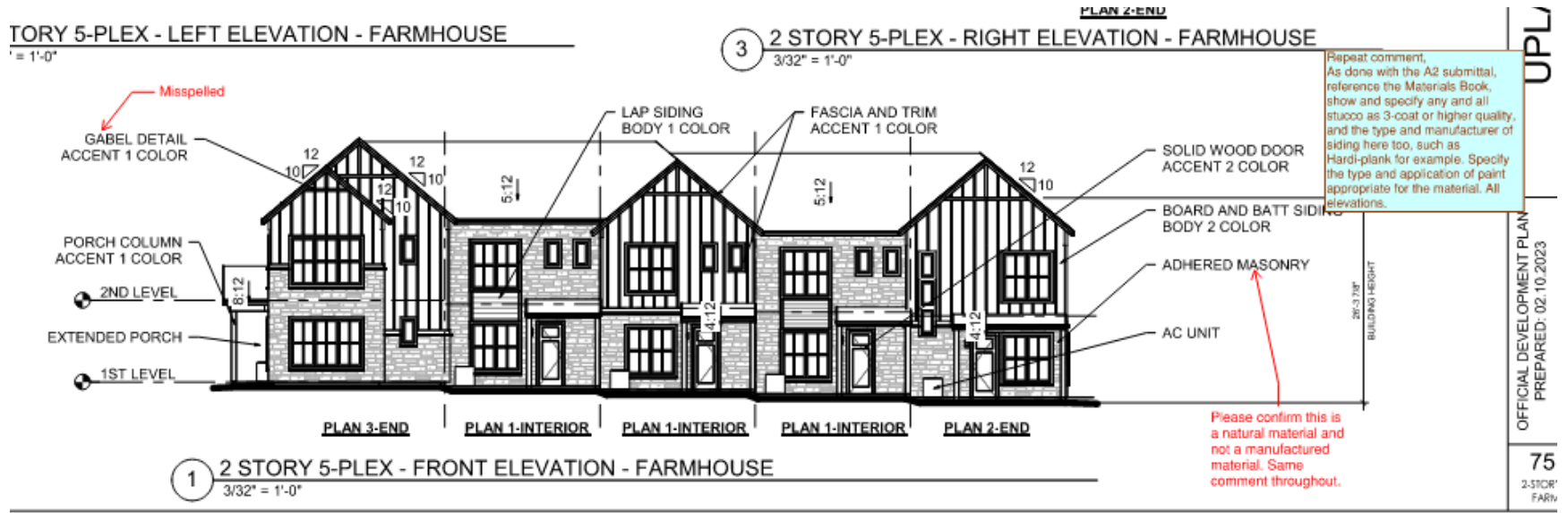
Sheet 59:

Repeat comment: Provide a detail where the landscaping abuts the alleys - detail cannot be located.

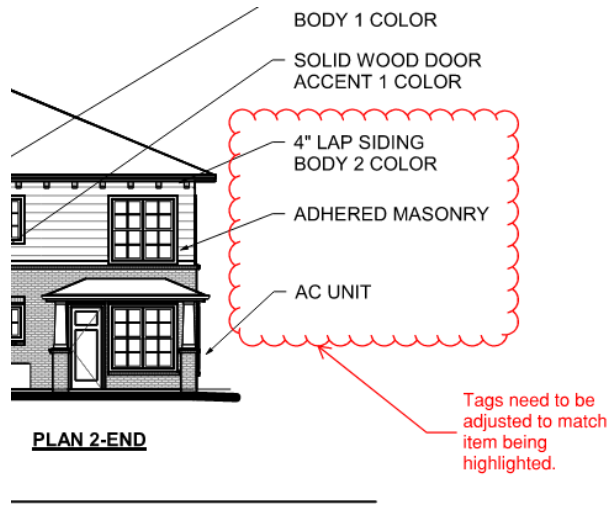
Sheet 74:



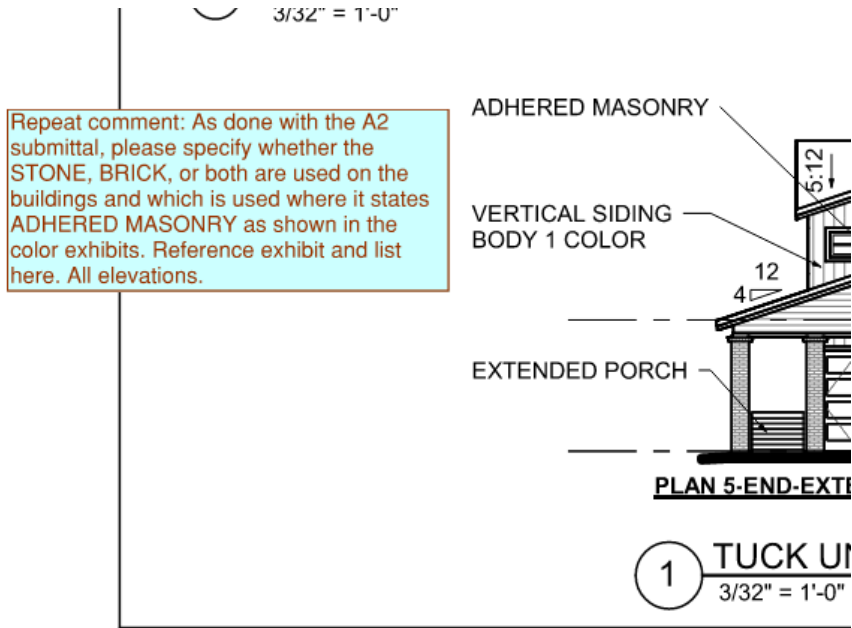
Sheet 75:



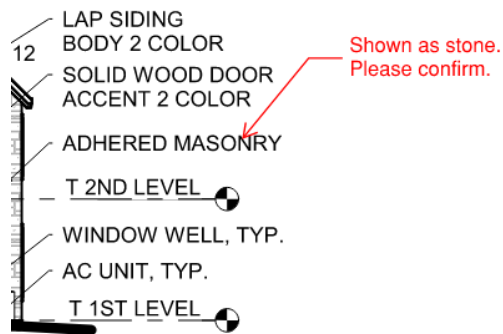
Sheet 77:



Sheet 80:



Sheet 81:

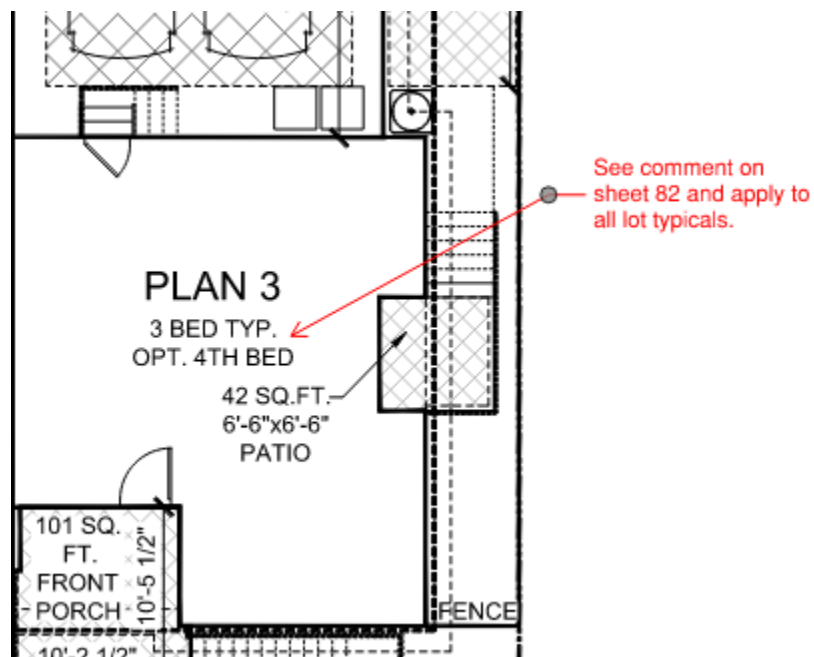




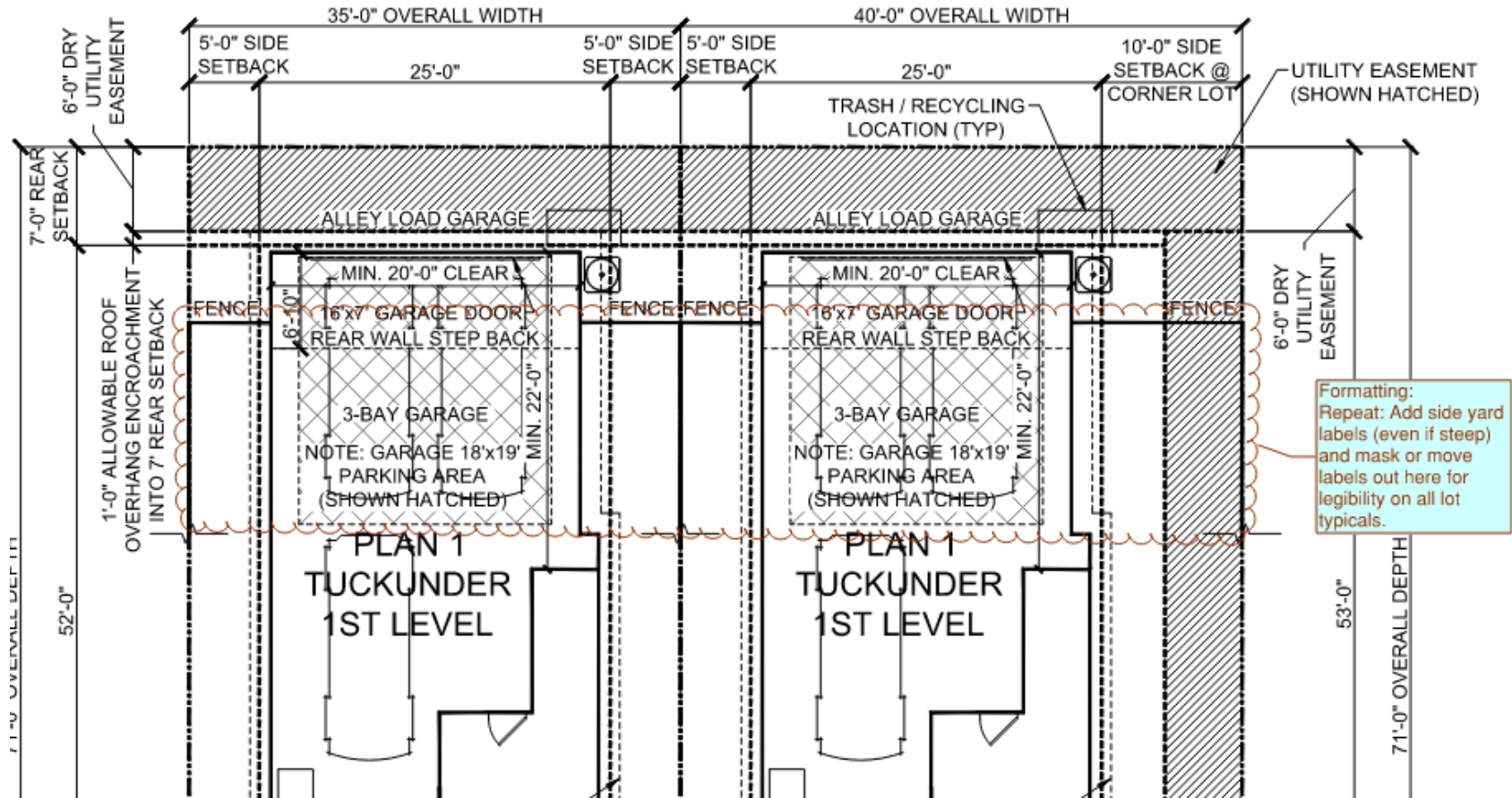
Sheet 82:



Sheet 86:

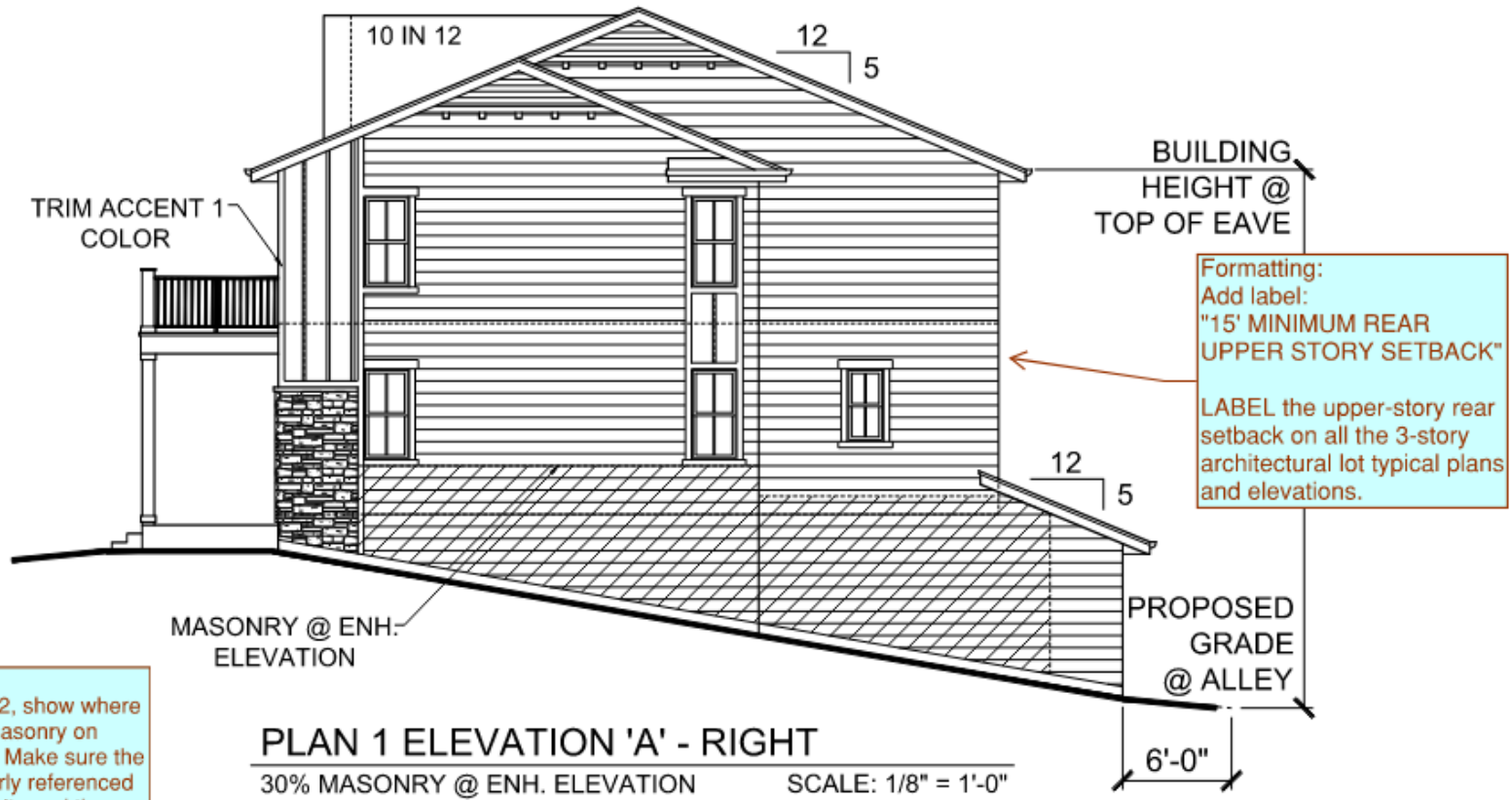


Sheet 94:





Sheet 96:



**PLAN 1 ELEVATION 'A' - RIGHT**  
30% MASONRY @ ENH. ELEVATION      SCALE: 1/8" = 1'-0"

Sheet 134:

Formatting:  
Revise photometric  
plan symbols to  
match the A2  
submittal.

Symbol	Label
●	SB
⊙	SL1
—	SS
♀	SW
⊙	PROPOSED STREET LIGHT PER ENG22-0014

NOI

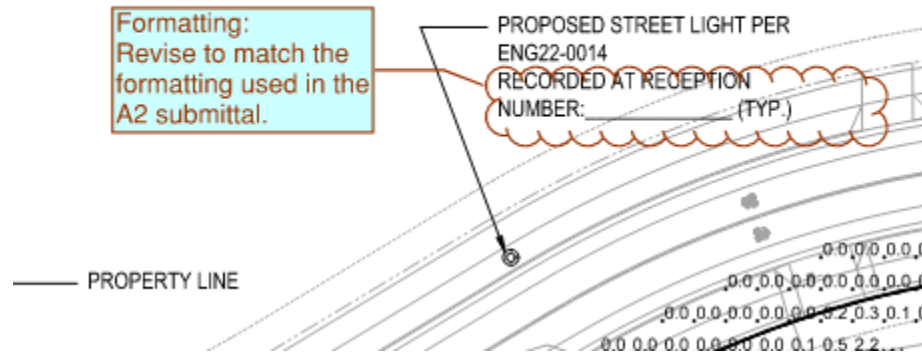
Sheet 135:

Include legend on all sheets.  
~~FOR SYMBOLS, LEGEND, ABBREVIATIONS, AND  
GENERAL DESCRIPTIONS, SEE LUMINAIRE SCHEDULE  
ON LIGHTING DETAILS SHEET (SHEET 137)~~

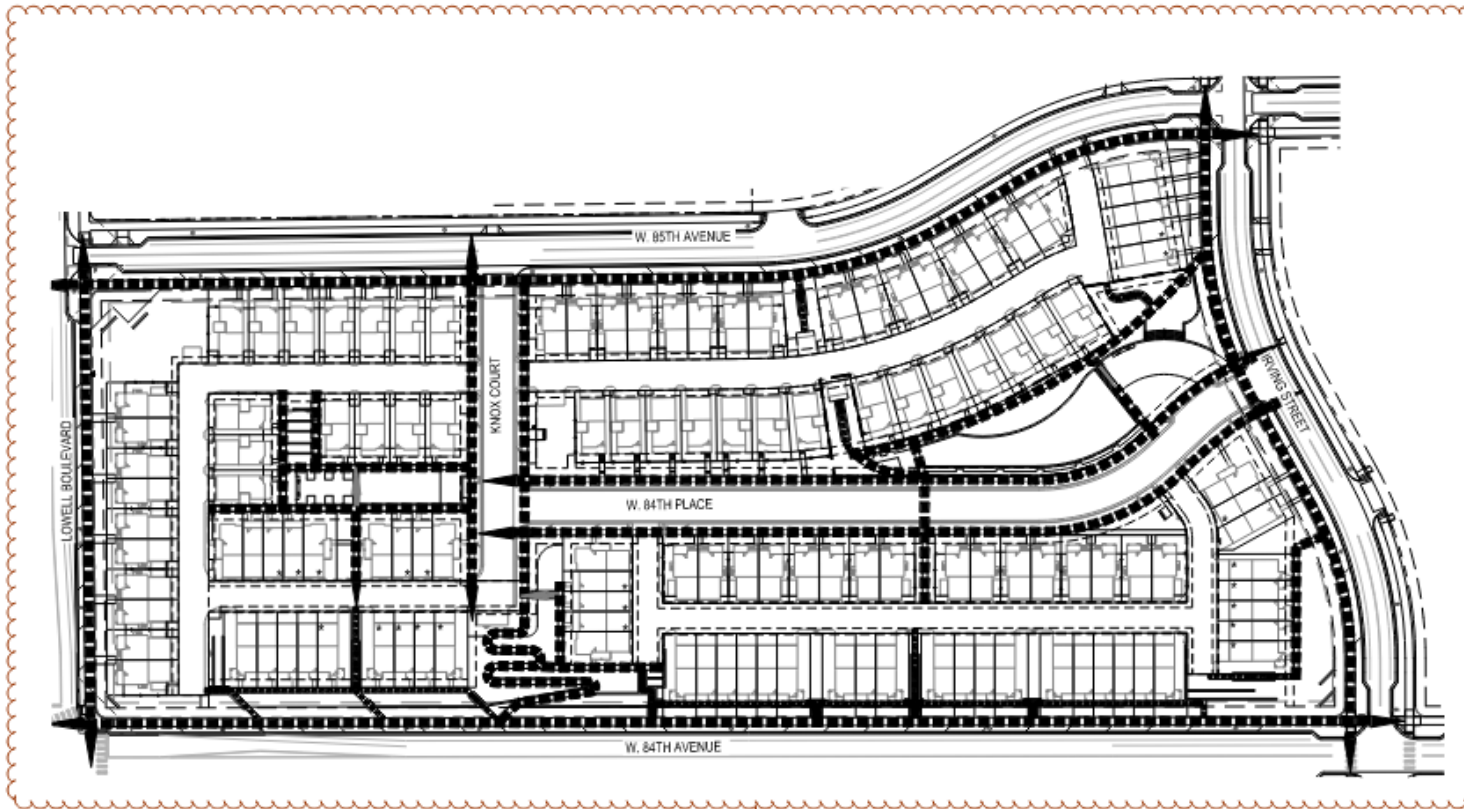
Formatting:  
Revise to match the  
formatting used in the  
A2 submittal.

PROPOSED STREET LIGHT PER ENG22-0014  
RECORDED AT RECEPTION NUMBER: \_\_\_\_\_  
(TYP.)

Sheet 136:



Sheet 138:





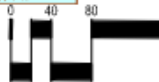
LEGEND

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

NOTE:  
 1. ADDITIONAL CROSSINGS MAY BE PROVIDED ONCE ADJACENT NEIGHBORHOOD LAYOUTS ARE DETERMINED TO PROMOTE SAFE PEDESTRIAN CROSSING.

Formatting:  
 Revise exhibit to match the A2 submittal.

Formatting:  
 Make this sheet 12, the parking exhibit sheet 13, and then start the site plan on sheet 14.

NORTH  
 SCALE 1" = 80'

Sheet 142:

EV & BIKE PARKING	REQUIRED	PROVIDED
EV CHARGING (1/UNIT)	125	125
BICYCLE PARKING	0	18

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

Formatting:  
 As done with the A2 submittal, show the TRACTS on this sheet and move it to be sheet 12 before the site and pedestrian circulation plans.  
 You still need to show the 4-bedroom lots here as well.  
 Also provide a symbol or other notation for the lots that will have **visitable/accessible units on this exhibit.**

Formatting:  
 See comments on sheets 12 and 138. Show these tables only on this parking exhibit sheet, not on the site plan sheet.

## **AGENDA ITEM 3A**

### **PUBLIC HEARING AND CONSIDERATION OF AN OFFICIAL DEVELOPMENT PLAN FOR UPLANDS FILING 1, BLOCK 4/PA-A(4)**

**THE FOLLOWING CORRECTIONS TO THE  
MEETING PACKET WERE MADE AFTER  
THE ORIGINAL PACKET WAS  
POSTED ON  
THURSDAY, FEBRUARY 8, 2024:**

- 1. PAGE 2 OF THE AGENDA MEMO,  
NATURE OF REQUEST SECTION,  
INCORRECTLY STATED HALF-ACRE**



**PARK AND THE CORRECTION WAS  
MADE TO ONE-ACRE PARK.**

**2. ATTACHMENT 5 HAD  
CORRECTIONS MADE**

**THESE ITEMS ARE TO BE INCLUDED AS  
PART OF THE PACKET ADDENDUM AND  
PUBLIC RECORD FOR THE PLANNING  
COMMISSION MEETING  
FEBRUARY 13, 2024**