

**Development Project Status:****Semper Gardens - Berkeley Homes - Southwest corner of West  
104<sup>th</sup> Ave and Sheridan Blvd**

**\*\* Please note: The information provided on this PDF is for informational purposes only. The information is subject to change and may not be updated in a timely manner. \*\***

**Location:** Three parcels of land located at the southwest corner of West 104<sup>th</sup> Avenue and Sheridan Boulevard.

**eTRAKiT Project Number:** PLN22-0062 (Official Development Plan)

**Vicinity Map:**



**Department of Community Development  
Planning Division**

**Zoning:** PUD

**Comprehensive Plan Designation:** [Residential R-5 and Residential R-8](#)

**Developer Contact:** [Jeffrey D. Willis, Berkeley Homes](#)

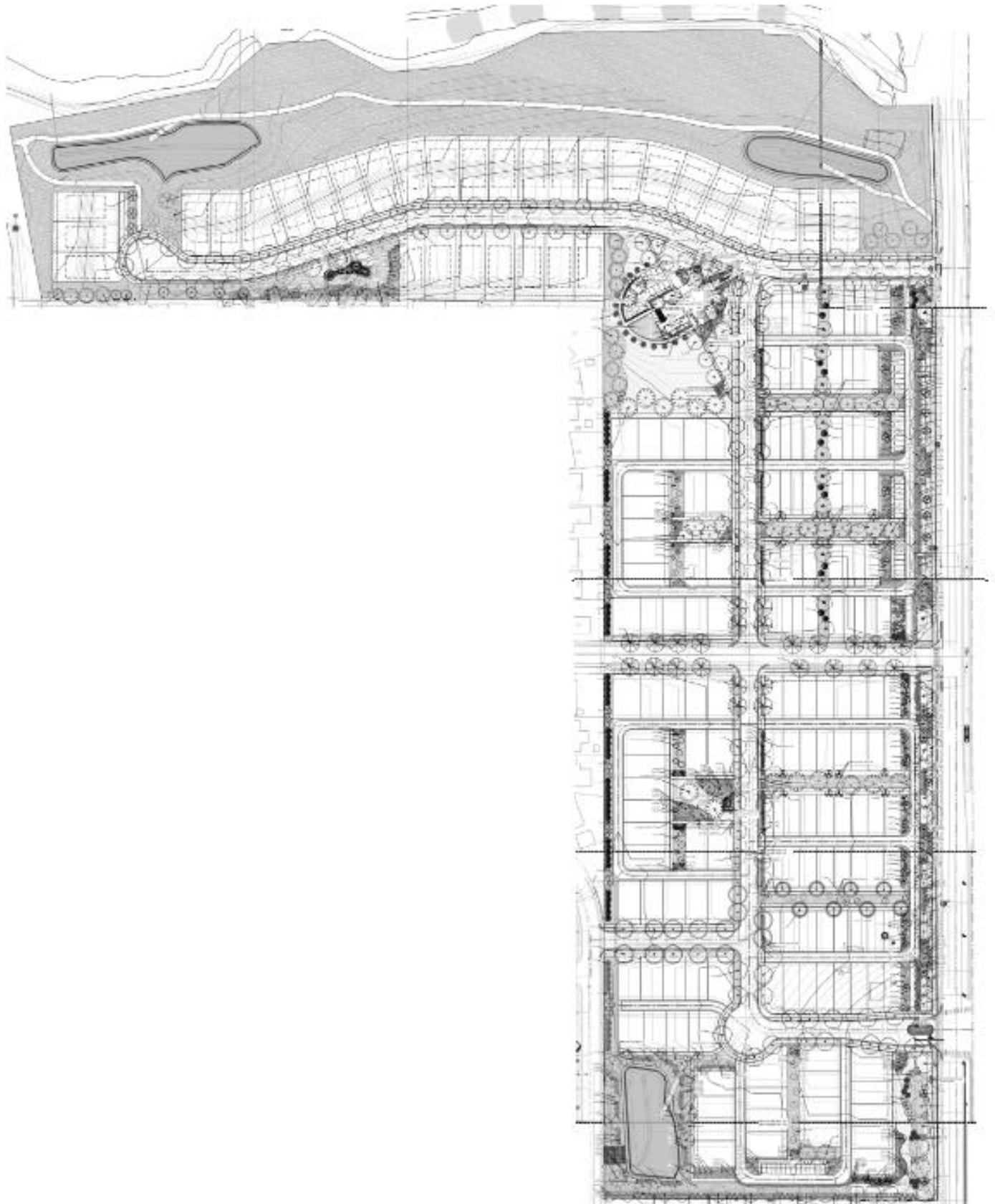
**Project Description:** Proposed residential development on three vacant parcels of land at the southwest corner of West 104<sup>th</sup> Avenue and Sheridan Boulevard. The three parcels of land total 39.025 acres. The developer is proposing 195 single family homes in detached and attached home types. The developer is not proposing apartments. All of the units will be sold at market rate and the development is not an "Affordable Housing Development". The development will need to comply with both the Single Family Detached and the Single Family Attached Design Standards. In January of 2022, City Council approved a Comprehensive Plan Amendment, a Preliminary Development Plan, and a Rezoning. The developer still needs to seek approval of an Official Development Plan.



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Site Plan:



**Building Elevations:**

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

**Public Hearing Required:** Yes, a public hearing before the Planning Commission is required for the Official Development Plan due to the size of the development. Depending on whether the applicant seeks certain exceptions from development standards, the application may also require review and consideration by the City Council at a public hearing.

**Review Process Status:** The Comprehensive Plan Amendment, the Preliminary Development Plan, and Rezoning were approved by City Council on January 24, 2022. You can watch the City Council meeting on YouTube at this link: <https://www.youtube.com/watch?v=yBHMcdMqbGQ>

The Official Development Plan has completed their first round of staff review. The applicant is hosting a neighborhood meeting on April 6th, 2023.

The virtual project meeting will be held on April 6, 2023 from 6 p.m. to 8 p.m. (\*Note: Meeting will adjourn once all questions and comments have been heard.)



**Department of Community Development  
Planning Division**

Where: Virtual Meeting via GoToMeeting

Anyone who wishes to participate (ask questions) during the live meeting can join via the link below or using the phone dial-in option below.

Registration URL

<https://attendee.gotowebinar.com/register/7307339314680832607>

Webinar ID

579-543-371

Participants can use their telephone or computer mic & speakers (VoIP).

UNITED STATES

+1 (914) 614-3221

ATTENDEE AUDIO PIN

966-659-781

Anyone who wishes to watch and listen only, please visit the City's YouTube channel:

<https://www.youtube.com/user/WestminsterCO/videos>

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

**City Planner Contact Information:**

Jacob P. Kasza, Senior Planner

4800 W 92nd Ave

Westminster, CO 80031

[jkasza@cityofwestminster.us](mailto:jkasza@cityofwestminster.us)

303-658-2123

**Developer Contact Information:**

Jeffrey D. Willis

303-756-8500 ext: 122

[jwillis@liveberkeley.com](mailto:jwillis@liveberkeley.com)