

# Uplands

## Observatory Heights Neighborhood Update



May 4, 2021

# Agenda

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- 01 | Introductions
- 02 | Westminster Process
- 03 | Comprehensive Plan & Preliminary Development Plan
- 04 | Conceptual Neighborhood Plan
- 05 | Infrastructure Improvements
- 06 | Conceptual Architecture
- 07 | Q&A

## Team

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### Presenters

**Marcus Pachner** - The Pachner Company

**Bonnie Niziolek** - Norris Design

**Todd Johnson** - Terra Forma Solutions



### Question and Answer Panelists

#### Uplands

**Jeff Handlin** - Uplands

**Chad Ellington** - Uplands

**Amber Sands** - Uplands

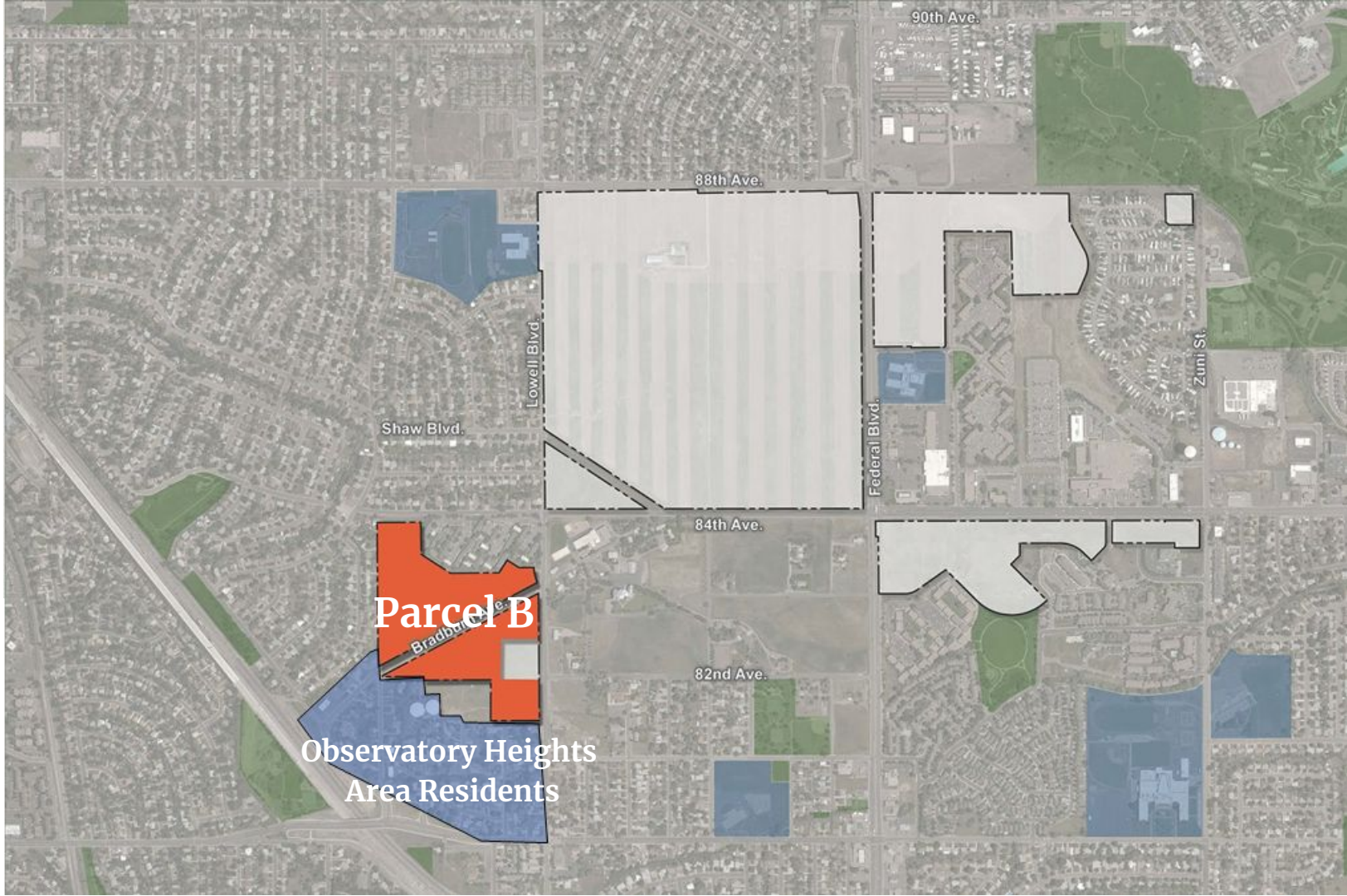
**Mark Nickless** - Uplands



## Submitting Questions - Instructions

Click to ask a question





A group of people are gathered in a field, toasting with beer bottles. A woman in the foreground is smiling broadly, looking towards the right. In the background, a man with glasses is also smiling and holding a bottle. The scene is set in a field with a blurred background of trees and buildings under a soft, overcast sky.

## Westminster Process

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# City Process

**Complete -**  
Feb 2020

**In Process-  
Ongoing**

**Future-  
Begin**  
Spring 2021

**Comprehensive Plan  
Amendment**  
Parcels B, D, E

**Annexation**  
Portion of Parcel B

**Preliminary  
Development Plan**  
Parcels A, B, C, D, E

**Master Official  
Development Plan**  
Parcel A

**Pre-App  
PA-B(1)**

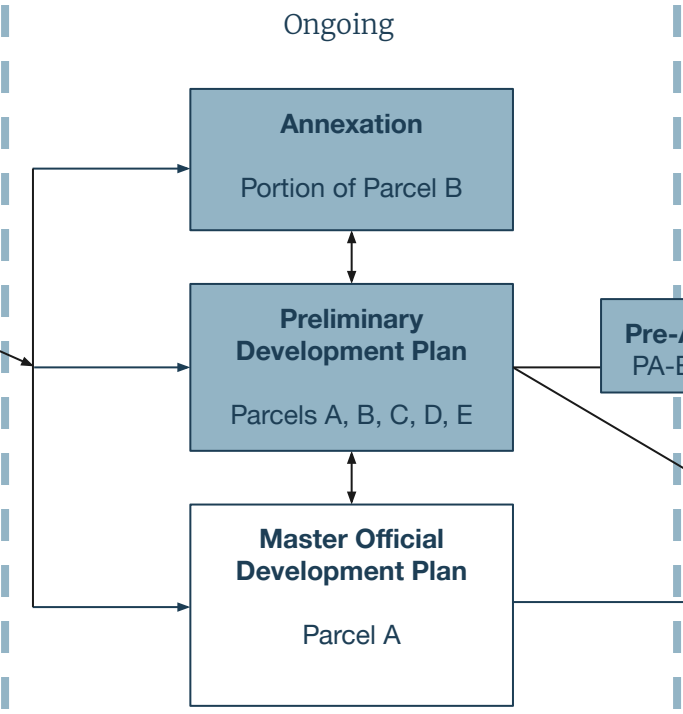
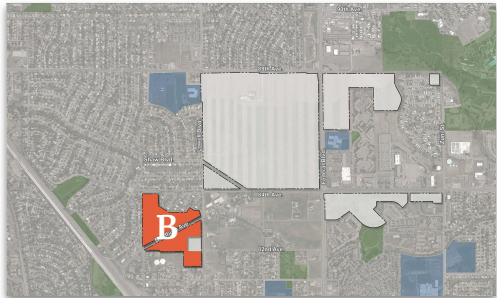
**Site Specific Official  
Development Plans  
and Final Plats**  
Parcels B, C, D, E

Multiple plans (filings)  
likely within each Parcel

PA-B(1) Submitted April  
2021

**Site Specific Official  
Development Plans  
and Final Plats**  
Parcel A

Multiple plans (filings)  
likely within Parcel A



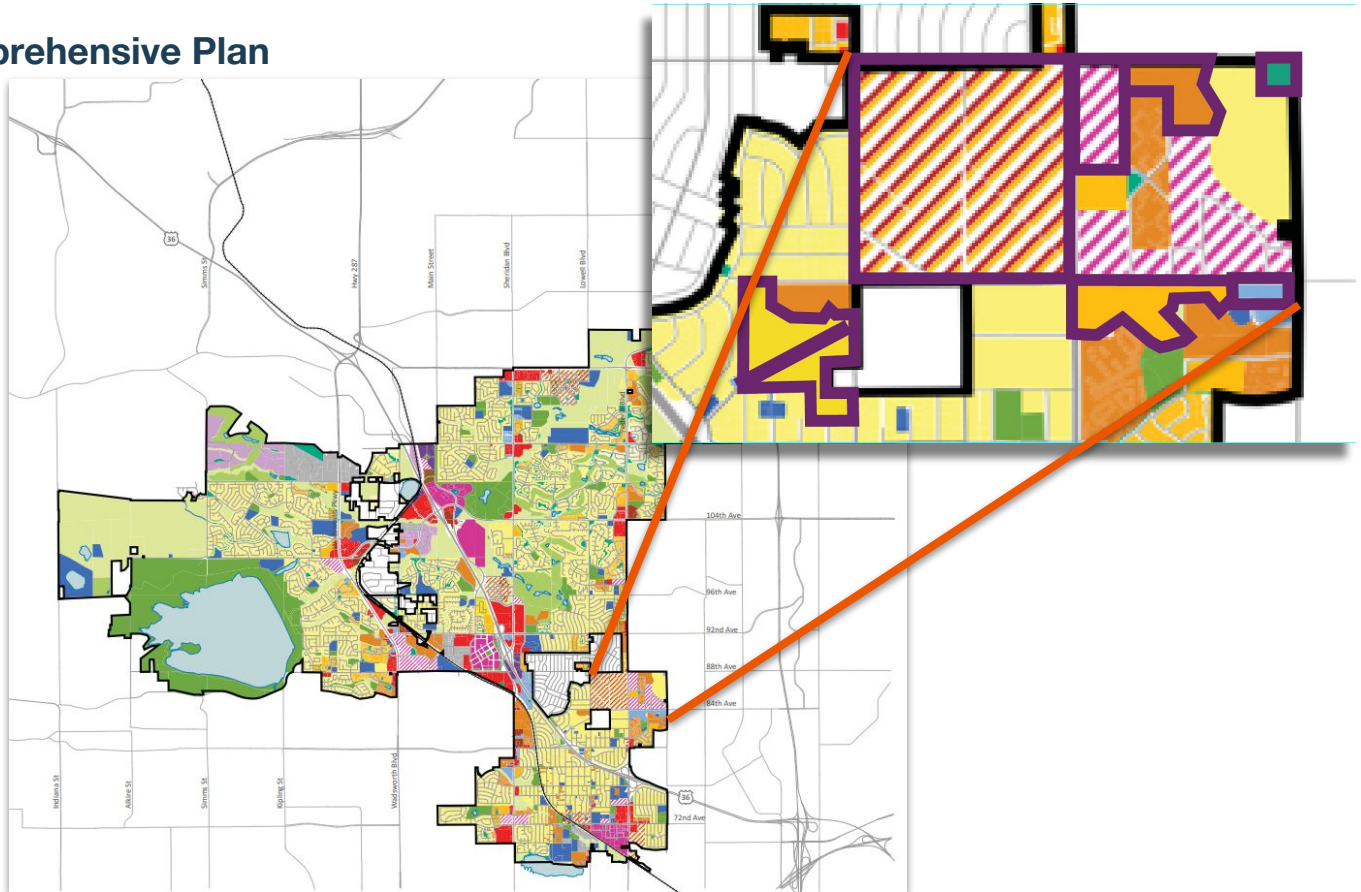
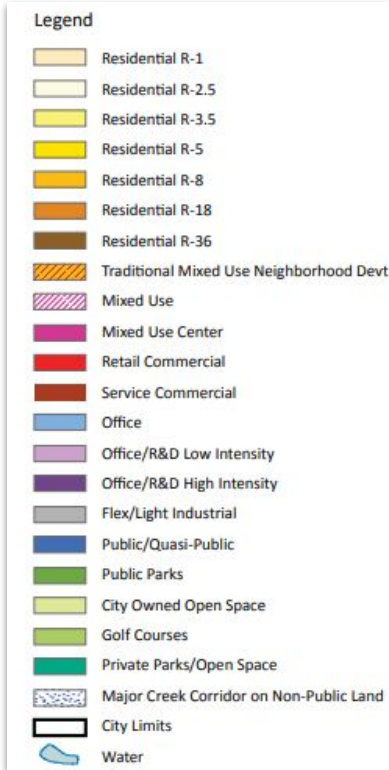
A photograph of a dog jumping in a park. The dog is white with brown patches and is wearing a harness. It is jumping towards a yellow ball in the air. In the background, there is a large brick building, a green lawn, and a paved path. A bench is visible on the left and right sides of the path. The sky is overcast.

## Comprehensive Plan & Preliminary Development Plan

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# Westminster Comprehensive Plan



# Comprehensive Plan - Parcel B - North & South

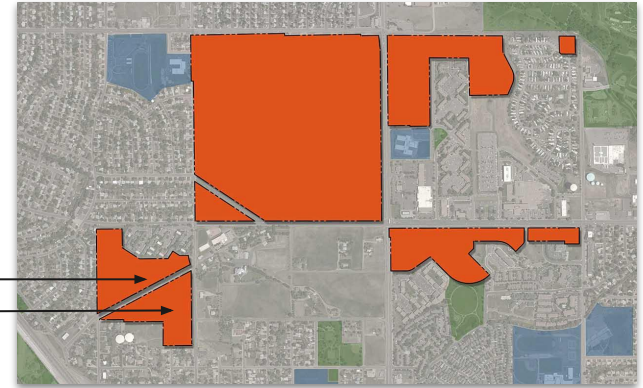
Land Use Designation: R-5 Residential

## Density

Up to 5.0 dwelling units per acre

## Allowed Uses

- Single Family Detached Residences
- Single Family Attached Residences
- Duplexes
- Patio Homes
- Townhomes
- Condominiums



Parcel B - North  
Parcel B - South

Parcel Location



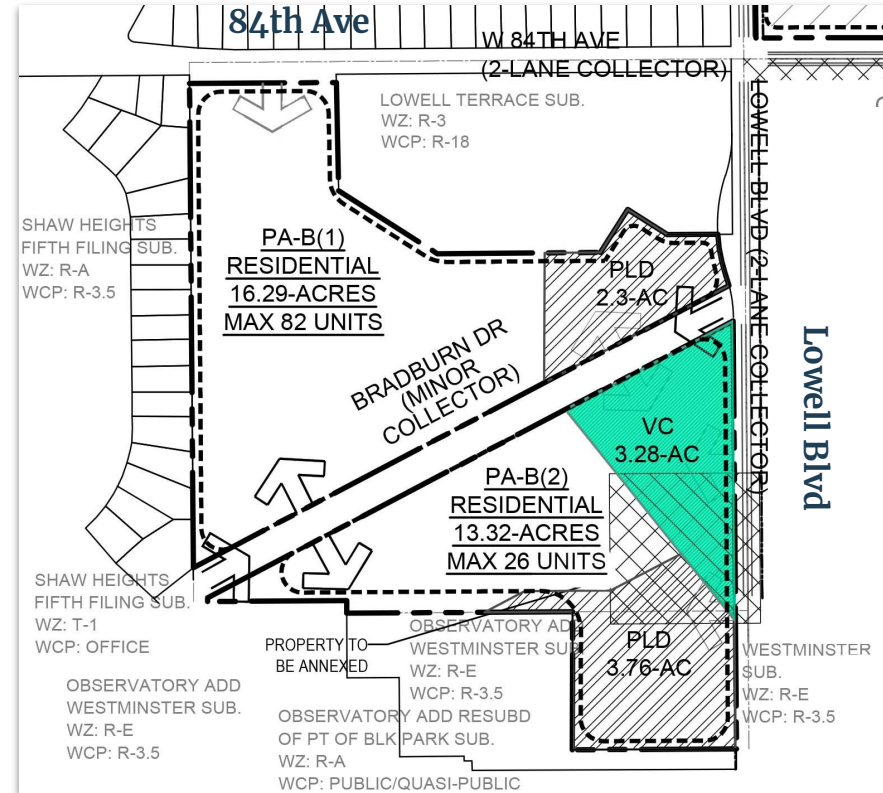
Parcel B - North (R-5)  
Parcel B - South (R-5)

City Comprehensive Plan Land Use Map

# Preliminary Development Plan - Parcel B - North & South

## View Corridor

South - 3.28 ac



# Preliminary Development Plan - Parcel B - North & South

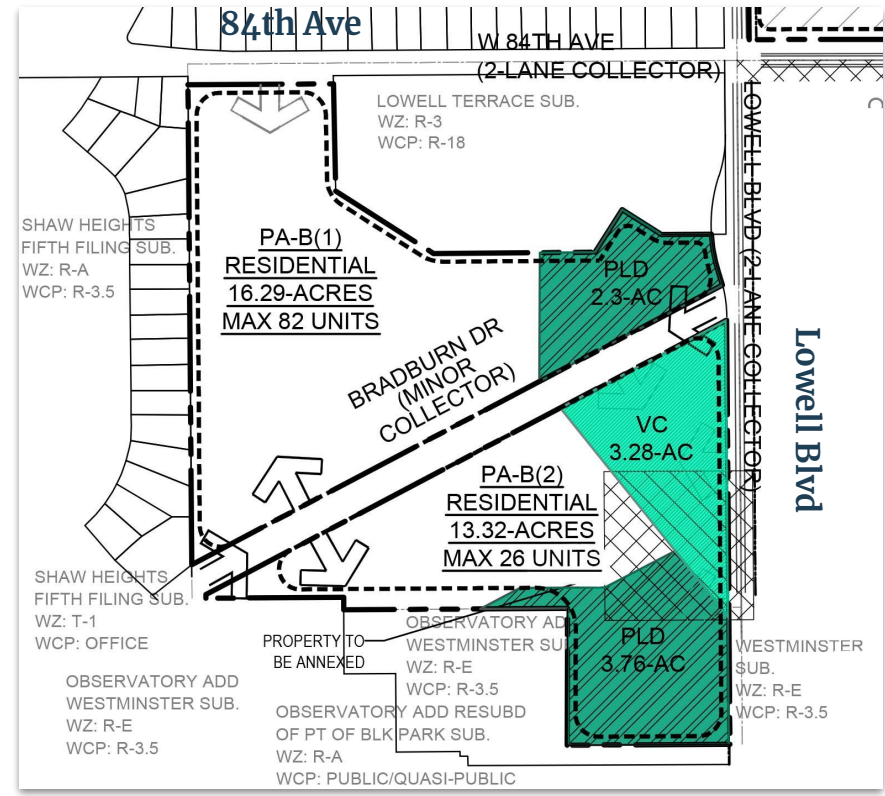
## View Corridor

South - 3.28 ac

## Public Land Dedication

North - 2.30 ac

South - 3.76 ac



# Preliminary Development Plan - Parcel B - North & South

Land Use Designation: Residential

## Density

North - 82 units on 16.29 ac = 5.0 du/ac  
 South - 26 units on 13.32 ac = 2.0 du/ac

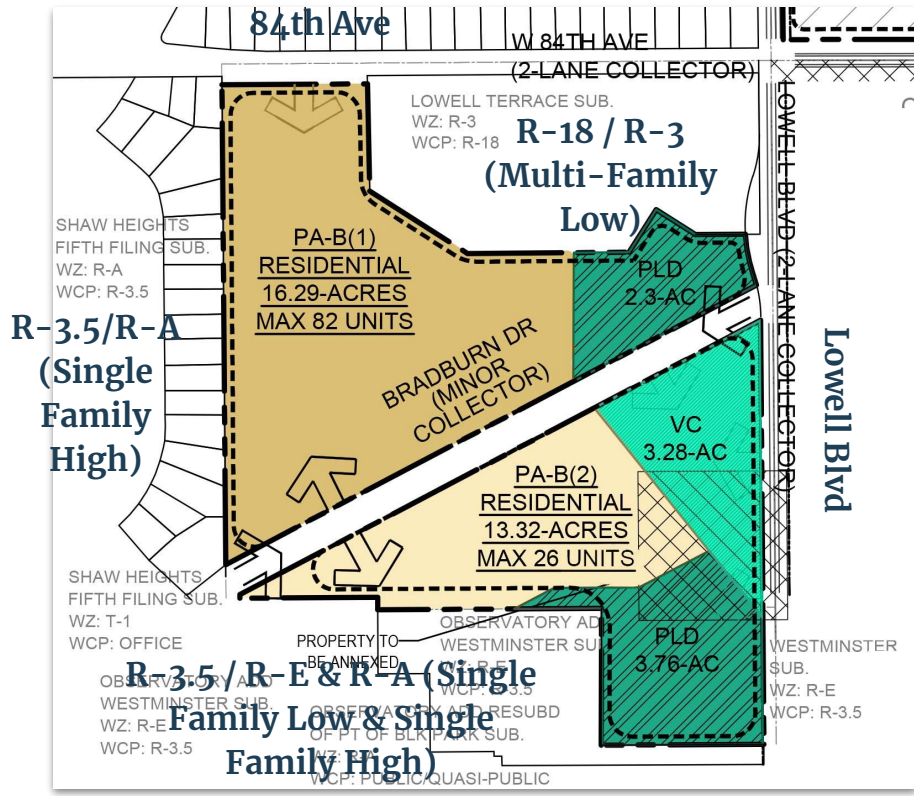
## Allowed Uses

North (PA-B(1))

- Single Family Attached Residences
- Duplexes
- Townhomes

South (PA-B(2))

- Single Family Detached Residences
- Patio Homes



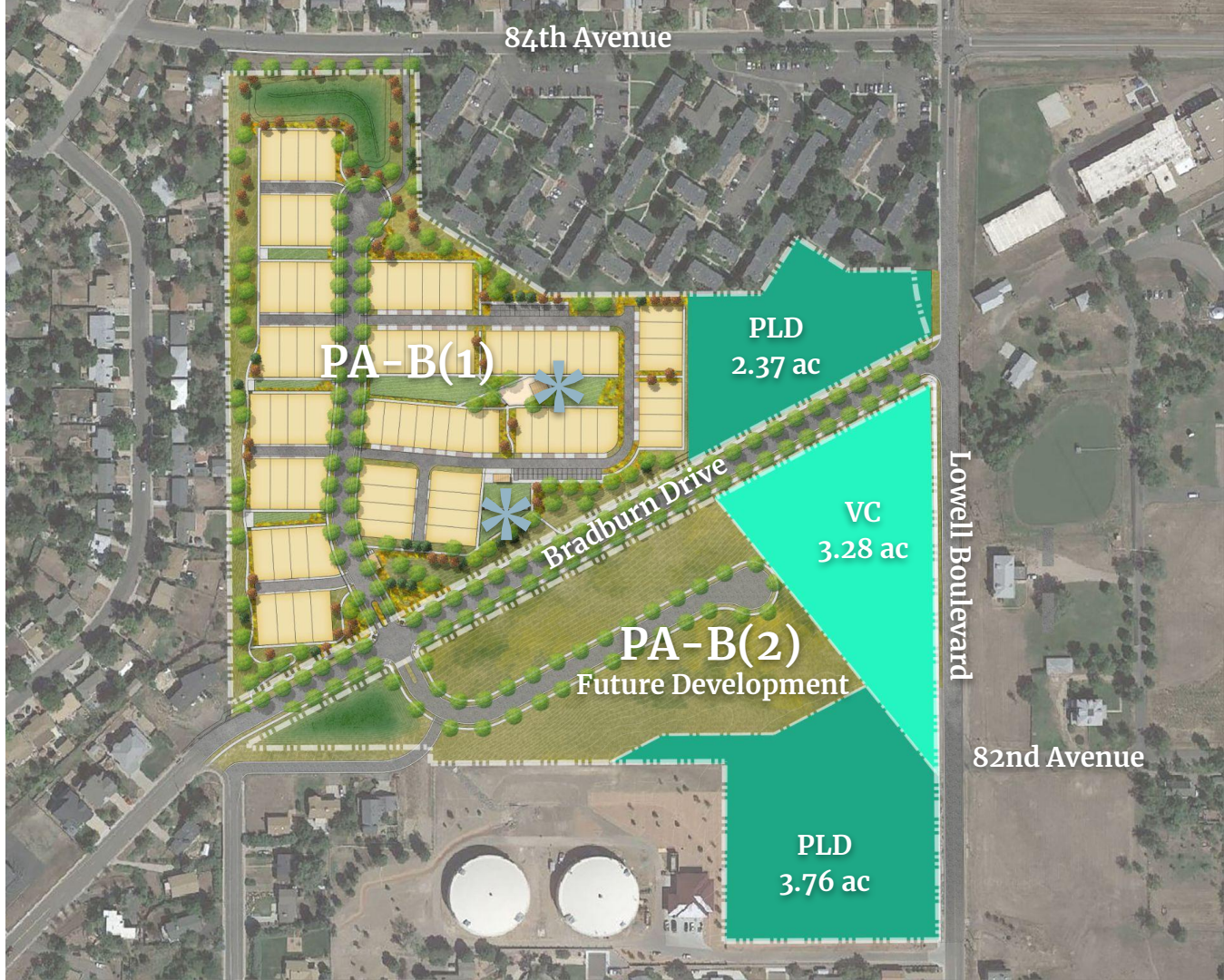


Conceptual Neighborhood Plan



PLD, Parks & Open Space

PA-B(1) PLD	2.37 ac
PA-B(2) PLD	3.76 ac
PA-B(2) View Corridor	3.28 ac
Overall Parks/Open Area/PLD	>45%
Private Parks/Open Space	*





*\* Minor exceptions are requested to allow for ~3-7 ft. of building encroachment into the required setback for Lot 1 (adjacent to Bradburn Drive) and Lot 53 (adjacent to northern property line).*



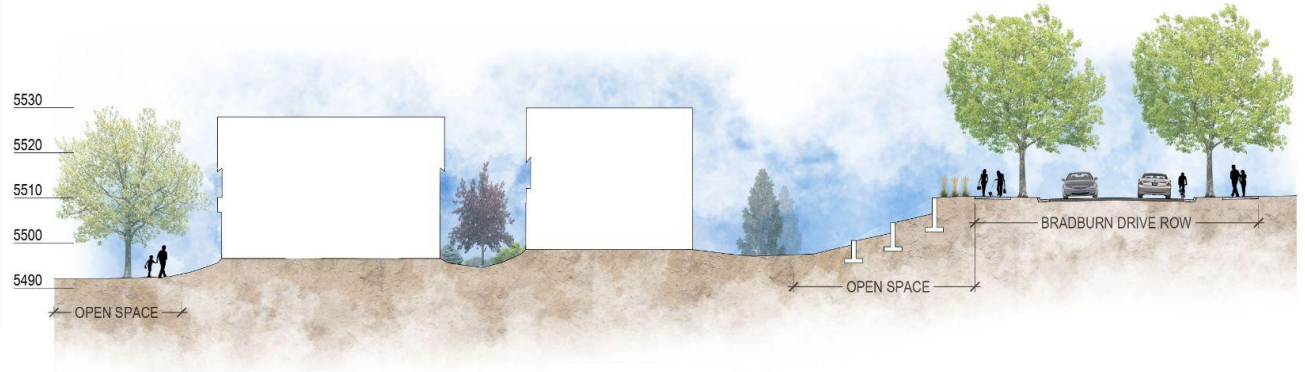
Land Use Data (per ODP)

Duplex Homes	82
Site Area	16.513 ac
Density	4.97 du/ac
Maximum Building Height	Max. 35'
Parking	<ul style="list-style-type: none"> <li>- 2 attached garage spaces/unit</li> <li>- 33 surface spaces</li> <li>- Majority of homes have additional driveway parking spaces</li> <li>- On-street parking is available on local road</li> </ul>





Key Map



Proposed View (No duplexes visible)



Existing View



Key Map



Camera Location

Proposed View



Top of proposed  
duplexes are visible  
from eastern side of  
view corridor

Existing View



Key Map

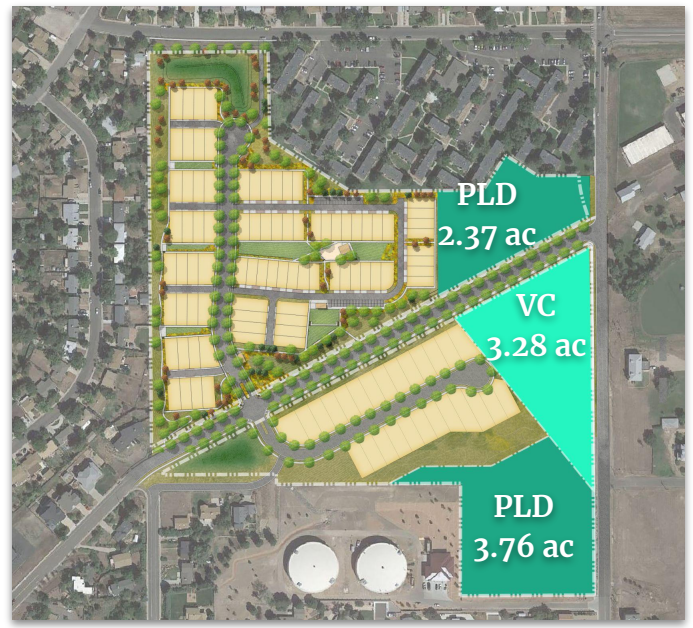
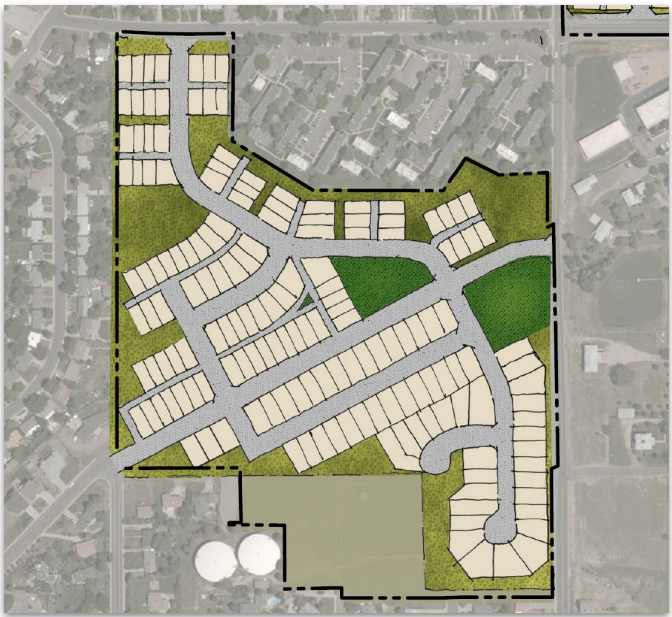


Camera  
Location

Land Use Data (per PDP)

Single Family Homes	Max. 26
Site Area	13.32 ac
Density	Max. 2.0 du/ac
Maximum Building Height	Max. 40'





A photograph of an outdoor event in a field. On the left, a white food truck is parked with a person in a yellow jacket standing near it. In the center, a group of people is gathered around a wooden picnic table under a string of lights. The background shows a field of tall grass or corn, a line of trees, and mountains under a cloudy sky.

## Infrastructure Improvements





84th Avenue

PA-B(1)

Bradburn Drive

PA-B(2)

Future Development

Lowell Boulevard

82nd Avenue



PA-B(1)

Bradburn Drive

Full Movement

Stormwater Facility

Closed Access

PA-B(2)  
Future Development

Two way access east of orange line; one way from south and west (same as existing condition)

Proposed grades are planned to match existing alley grade

LaPlace Court



A group of people are gathered in a field, toasting with beer bottles. A woman in the foreground is smiling broadly, holding a bottle. Other people are visible in the background, also holding bottles. The scene is outdoors, with a field and some buildings in the distance.

Conceptual Architecture

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**Uplands**

**Q & A**



May 4, 2021

**[info@uplandscolorado.com](mailto:info@uplandscolorado.com)**

 UPLANDS

## Submitting Questions - Instructions

Click to ask a question

