

An architectural rendering of a modern residential neighborhood. The scene features multi-story townhomes with light-colored siding and dark accents. In the foreground, a lush green lawn is populated with people: a woman with a backpack, a family sitting on the grass, a group under a wooden pavilion with a blue roof, and a woman riding a red bicycle. The park area includes wooden benches, a stone retaining wall, and various trees and shrubs. The sky is bright blue with light clouds.

**UPLANDS PLANNING AREA  
A(2) & A(4) RESIDENTIAL NEIGHBORHOODS**  
NEIGHBORHOOD MEETING

May 3, 2023

MEET THE TEAM  
INTRODUCTIONS



**MARCUS PACHNER**  
The Pachner Company



**BONNIE NIZIOLEK**  
Norris Design



**MATT CHILDERS**  
Dream Finders Homes



**PAUL BRADY**  
Godden Sudik



**ALYSSA BUTLER**  
Norris Design



**RYAN LITTLETON**  
HR Green



**JAMIE MOTT**  
Dream Finders Homes

# OVERVIEW

## Agenda

- 1 INTRODUCTIONS  
Meet the Team
- 2 WESTMINSTER PROCESS  
Past  
Present
- 3 COMPREHENSIVE PLAN AND  
PRELIMINARY DEVELOPMENT PLAN
- 4 BUILDER INTRODUCTION

## A(2)

- CONCEPTUAL NEIGHBORHOOD PLAN AND AMENITIES

## A(4)

- CONCEPTUAL NEIGHBORHOOD PLAN AND AMENITIES

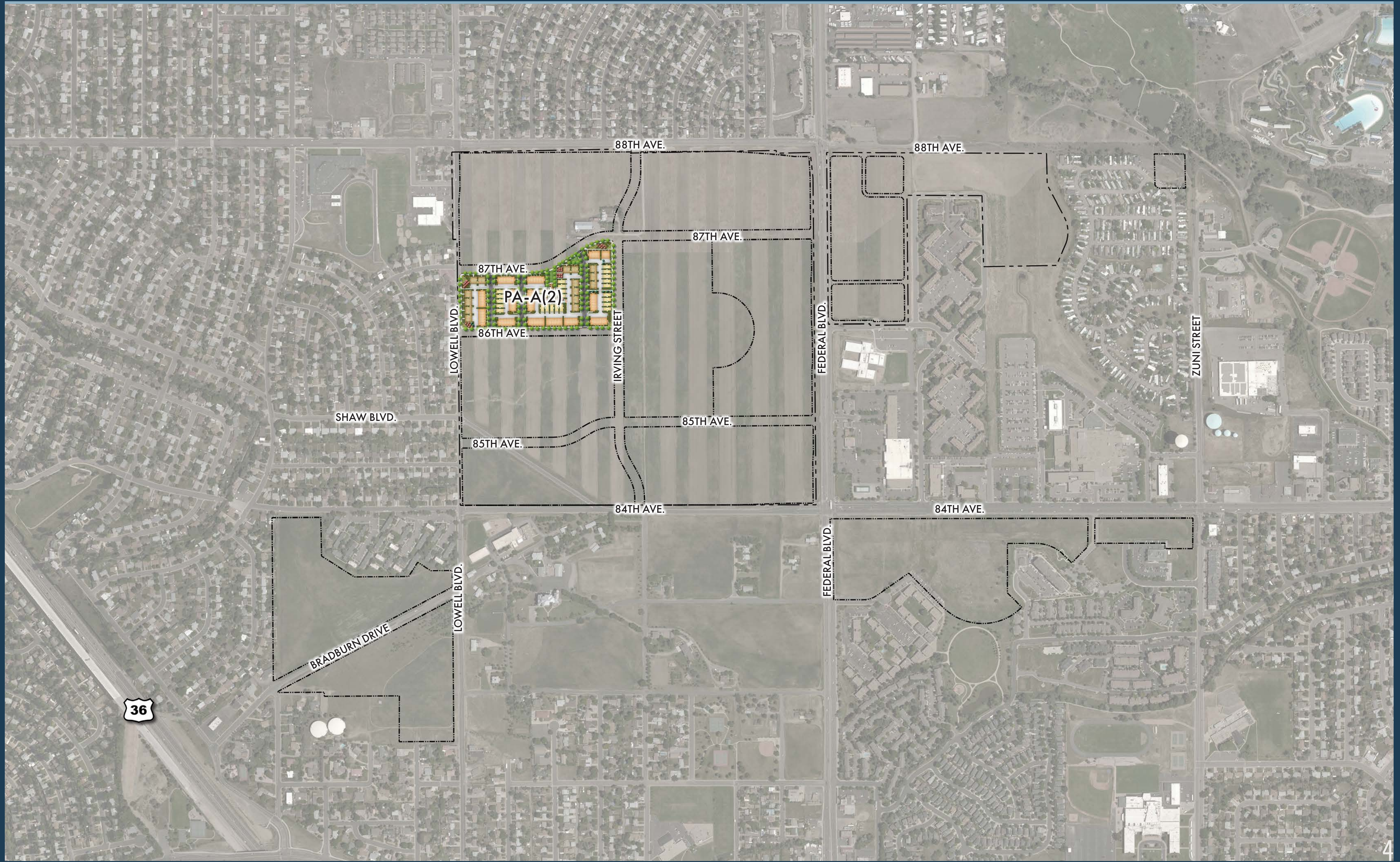
## A(2) & A(4)

- CONCEPTUAL NEIGHBORHOOD PLAN AND AMENITIES A2/A4

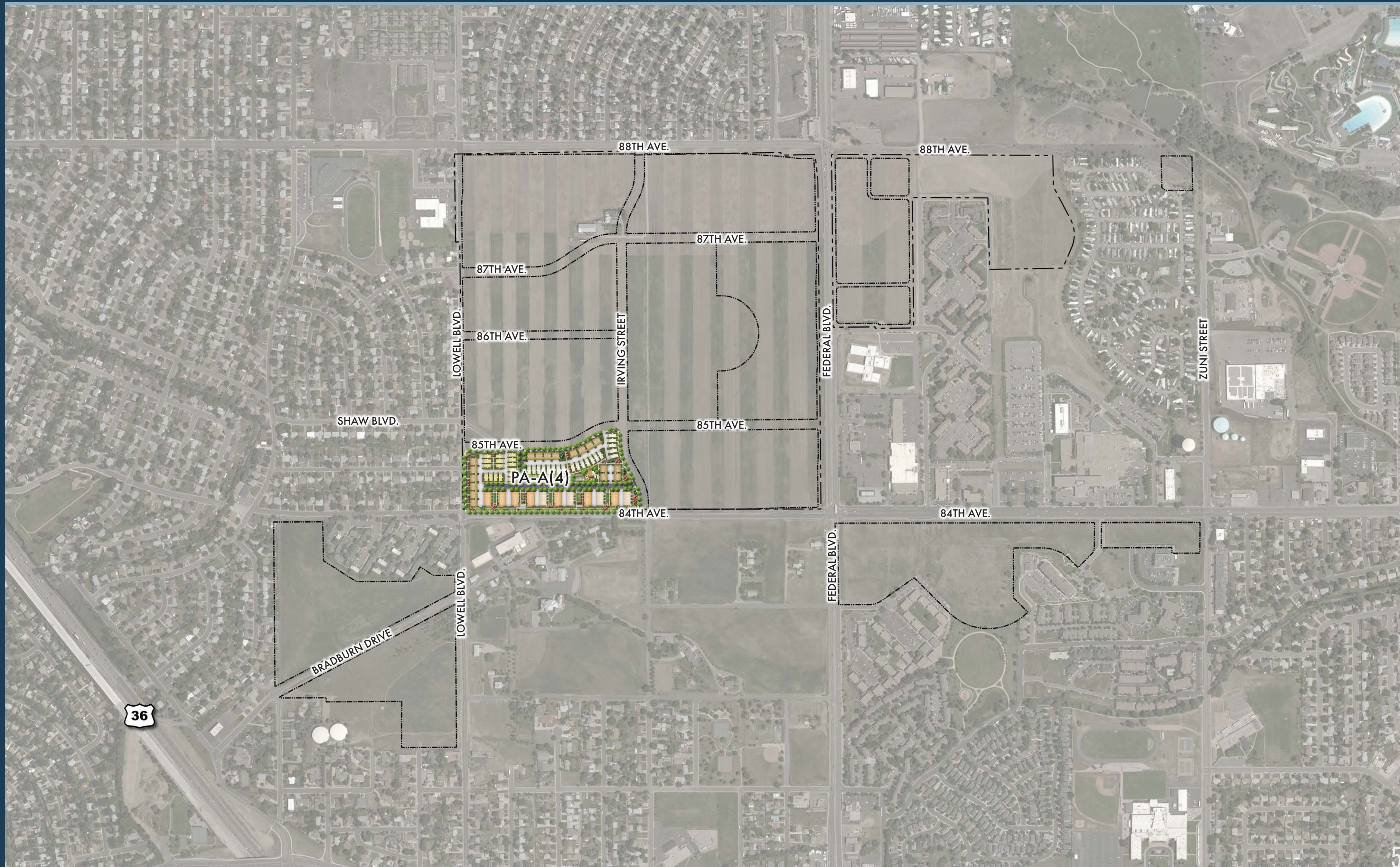
## CONCEPTUAL ARCHITECTURE

## Q&A

# PLANNING AREA A(2)



# PLANNING AREA A(4)



# PUBLIC NOTICE

## MAP & DELIVERY

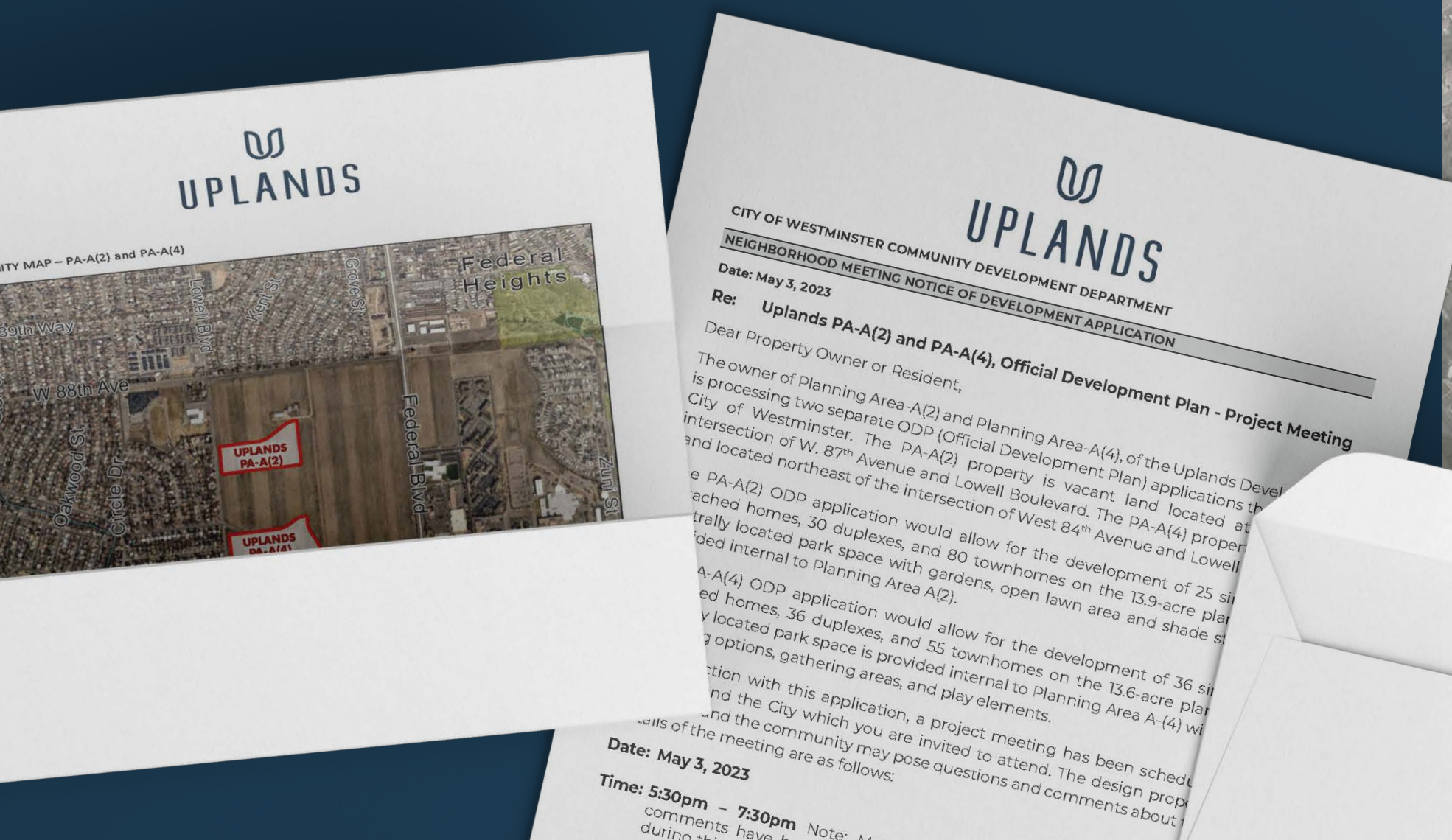
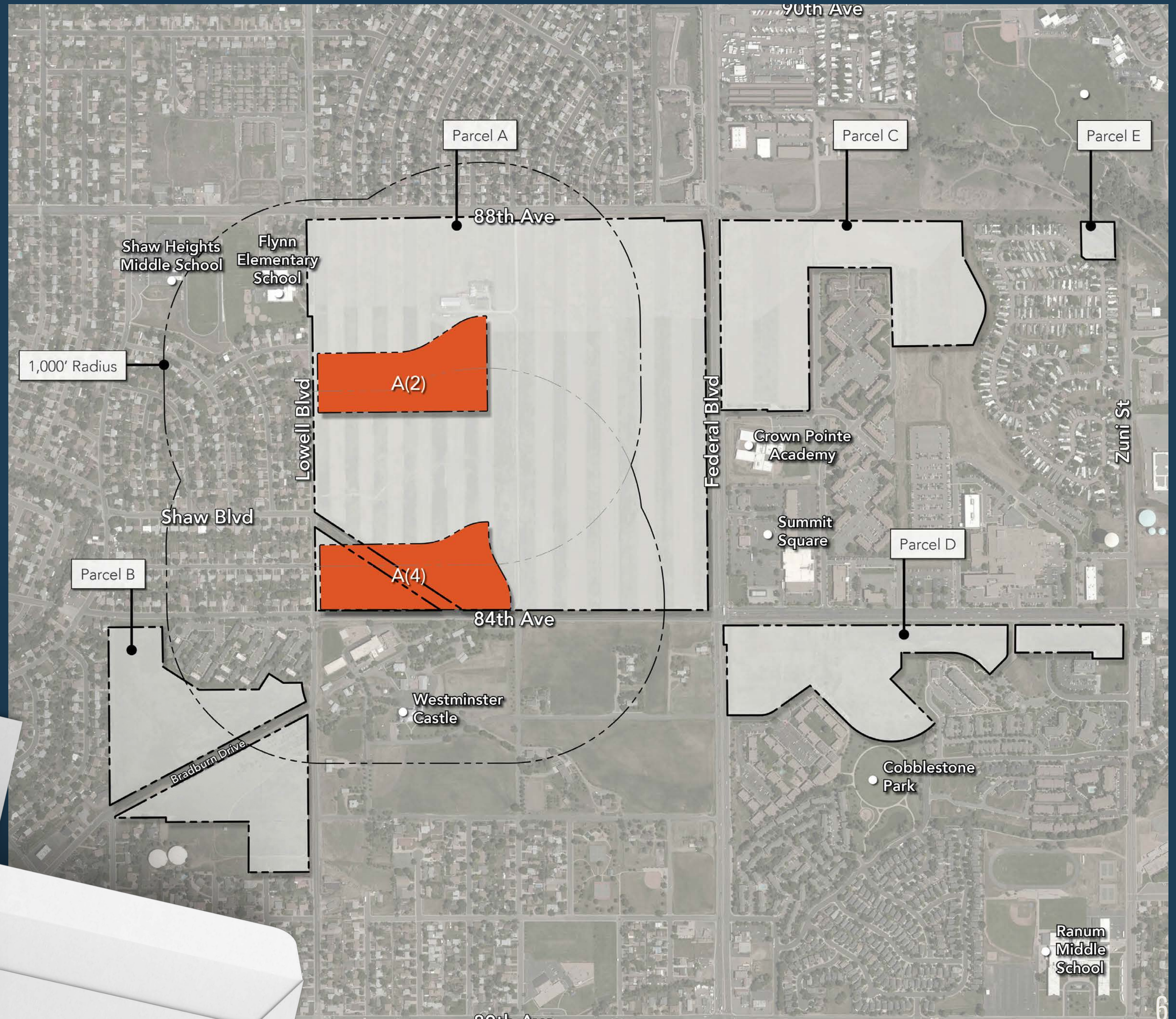


FOLLOWED CITY STANDARD MAILING REQUIREMENTS



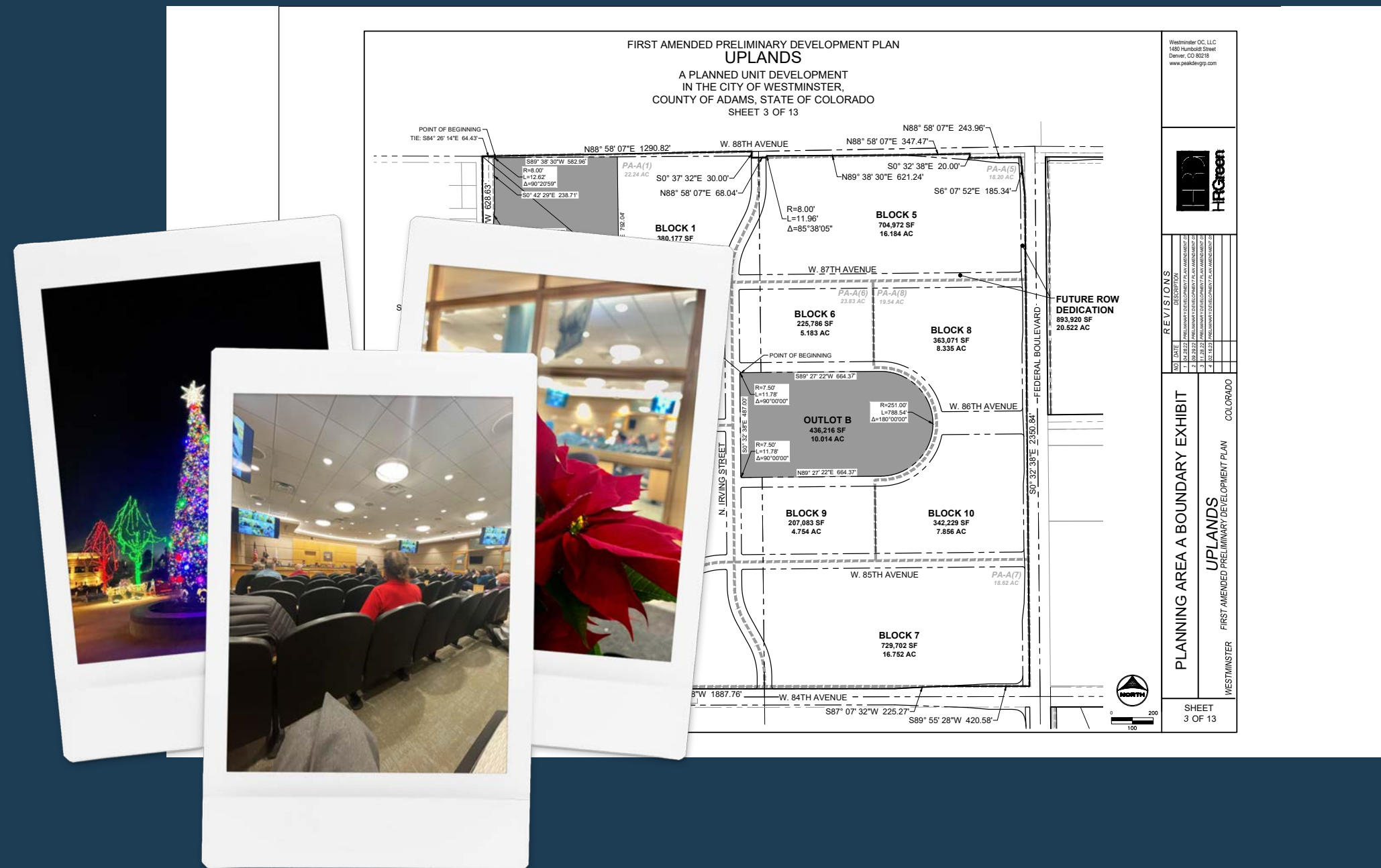
NUMBER OF NOTIFICATIONS SENT

+/- 903 to those within 1,000 feet of the site



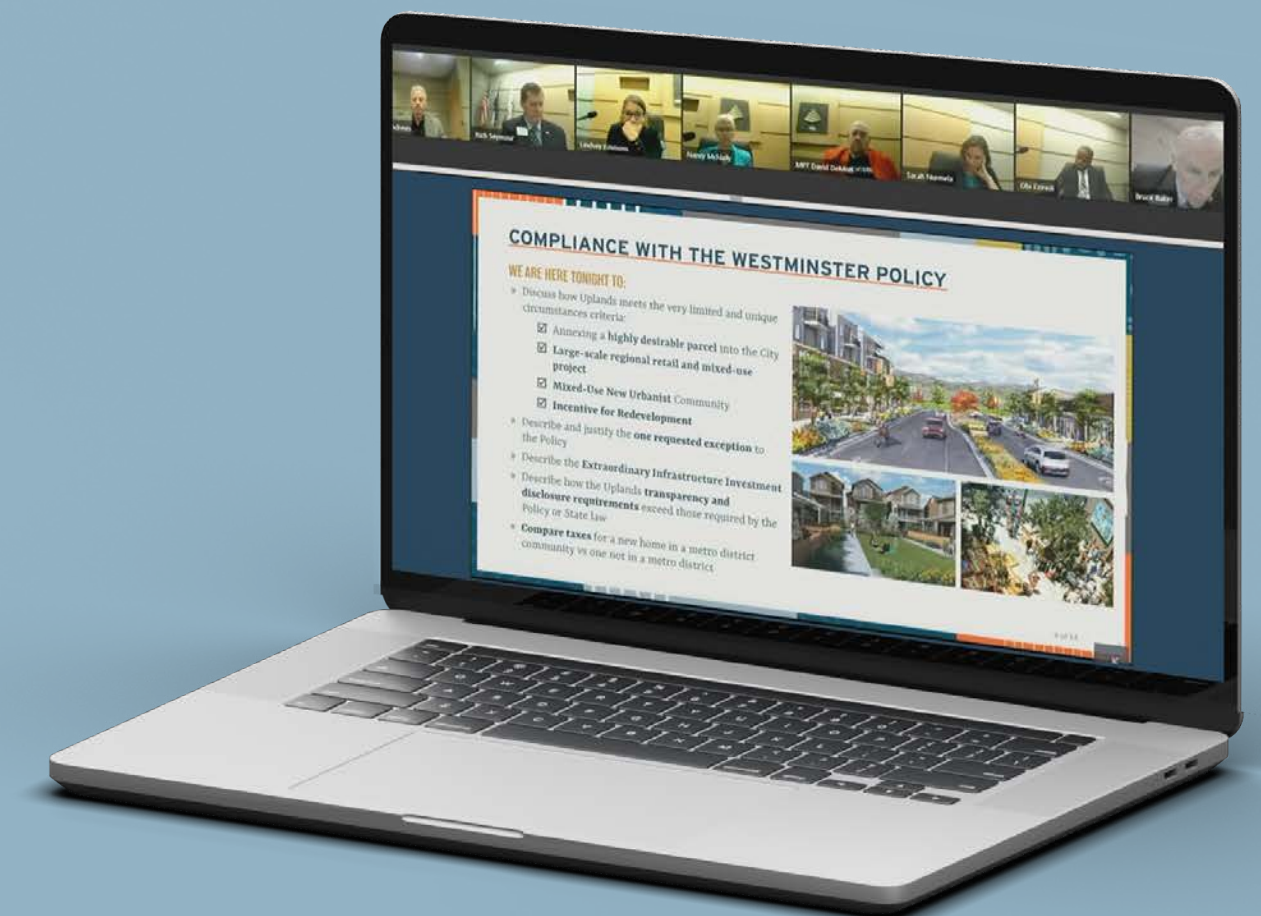
# UPLANDS UPDATE

## NOVEMBER 2021 - JANUARY 2022



Approval of rezoning, annexation, and the Preliminary Development Plan (PDP), allowing the Uplands planning team to move ahead with Site Specific ODPs

Approval of a Service Plan to form a metro district to finance, build, and maintain \$60 million in public infrastructure (roadways, sidewalks and trails, water and sewer lines, etc) to support the construction of residential and commercial development



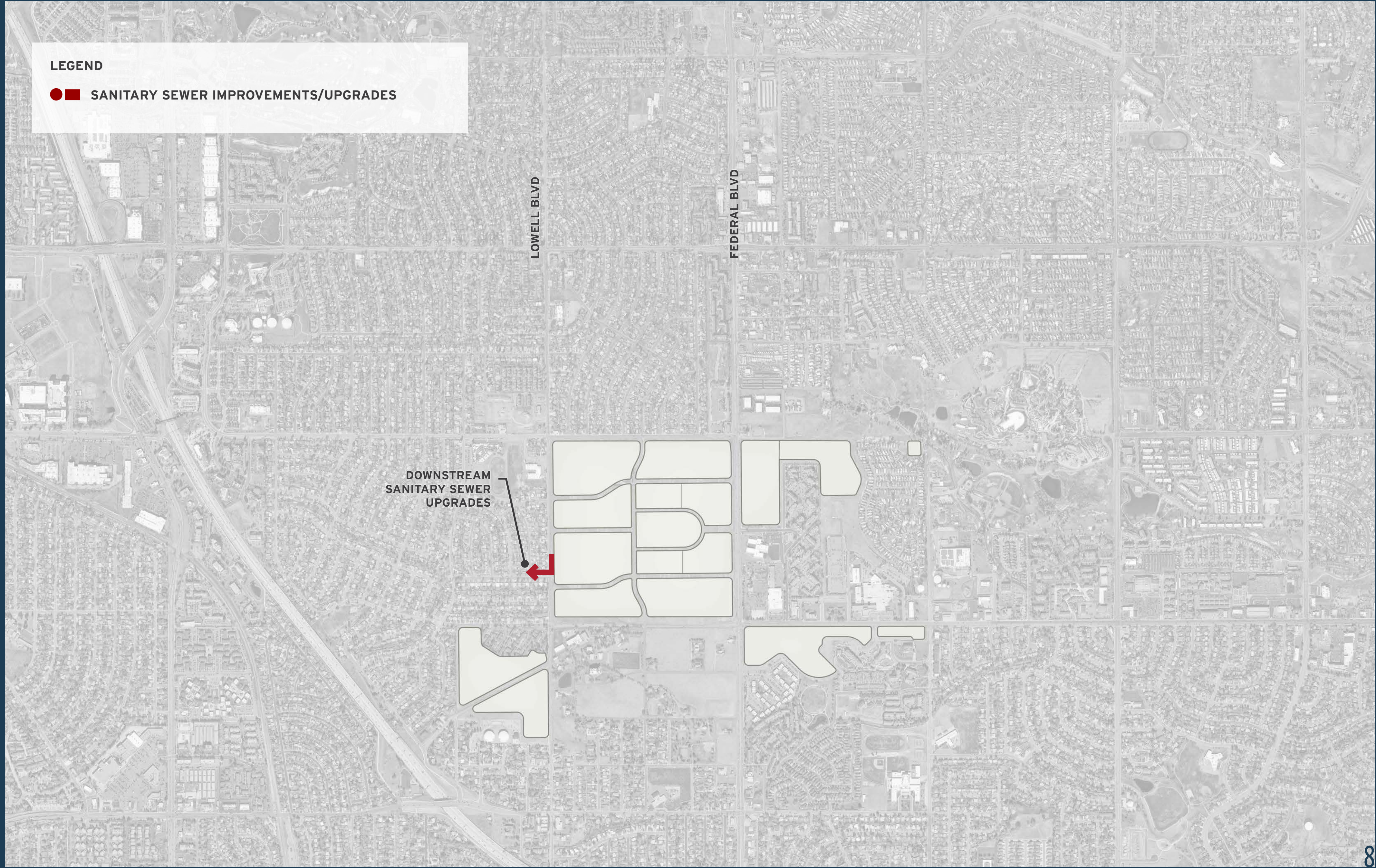
# SEPTEMBER 2022

# UPLANDS UPDATE

# INFRASTRUCTURE UPDATE

**LEGEND**

● ■ SANITARY SEWER IMPROVEMENTS/UPGRADES

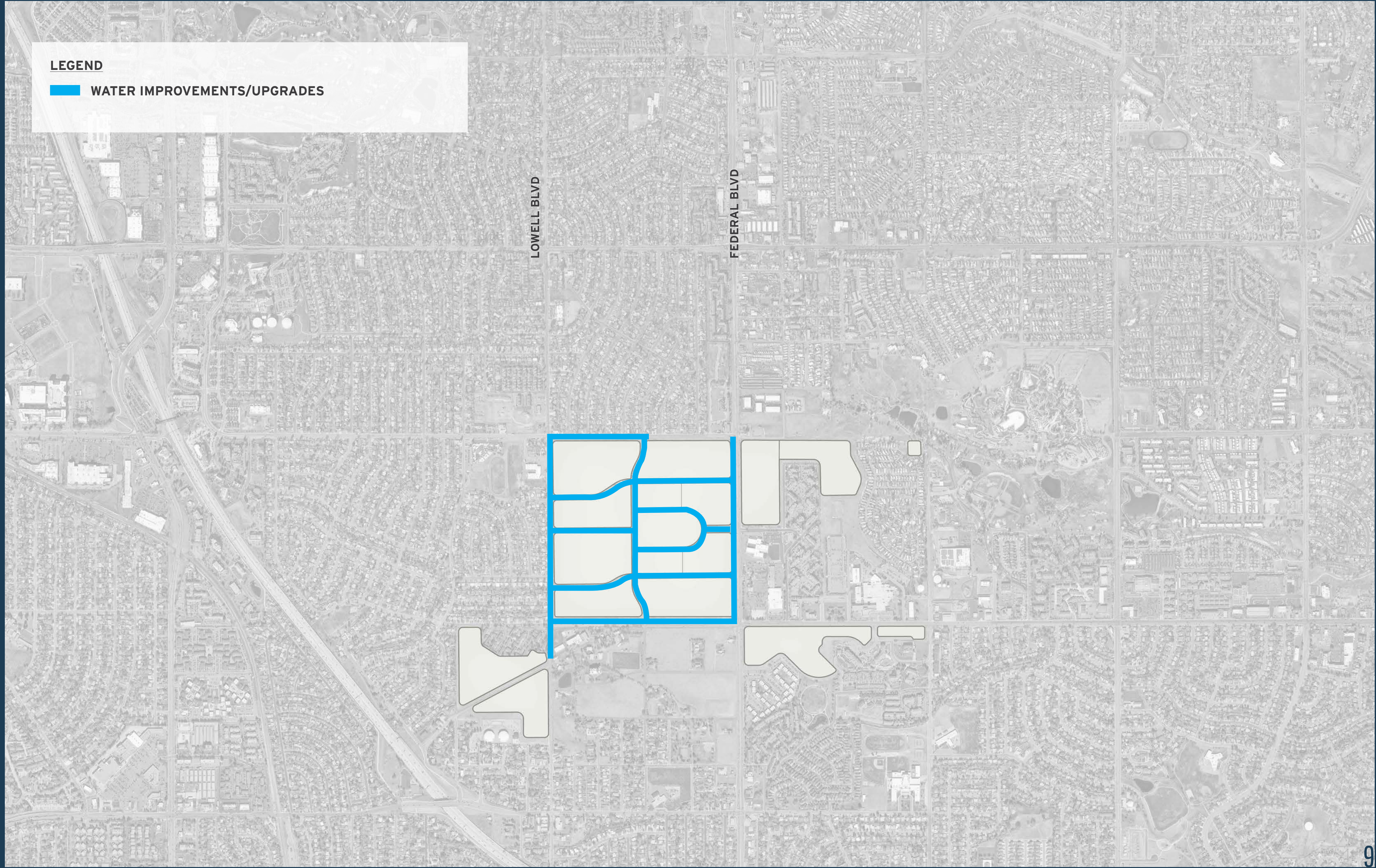




# INFRASTRUCTURE UPDATE

## LEGEND

 WATER IMPROVEMENTS/UPGRADES



# INFRASTRUCTURE UPDATE




**LEGEND**

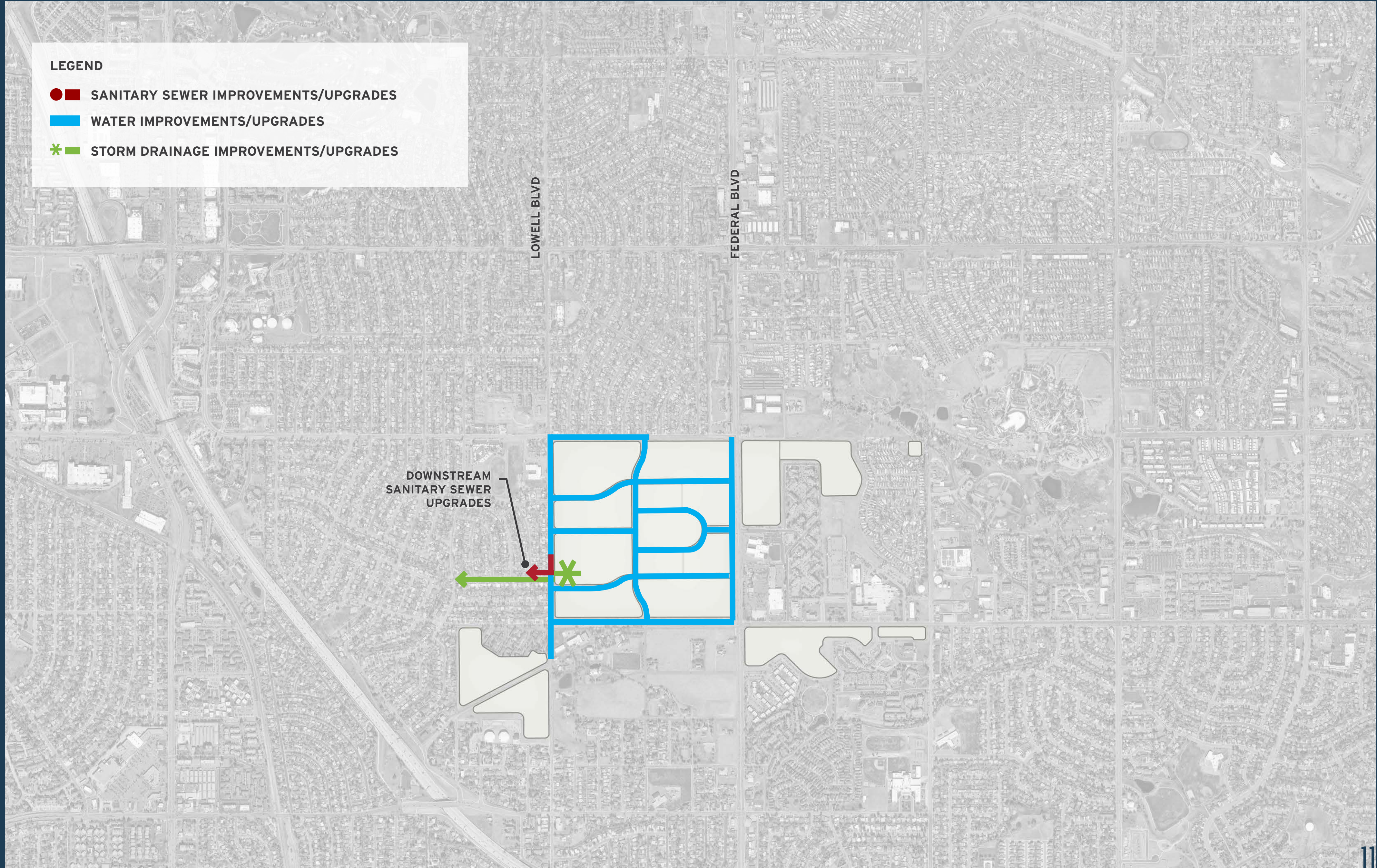
\*   **STORM DRAINAGE IMPROVEMENTS/UPGRADES**



# INFRASTRUCTURE UPDATE

**LEGEND**

-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES



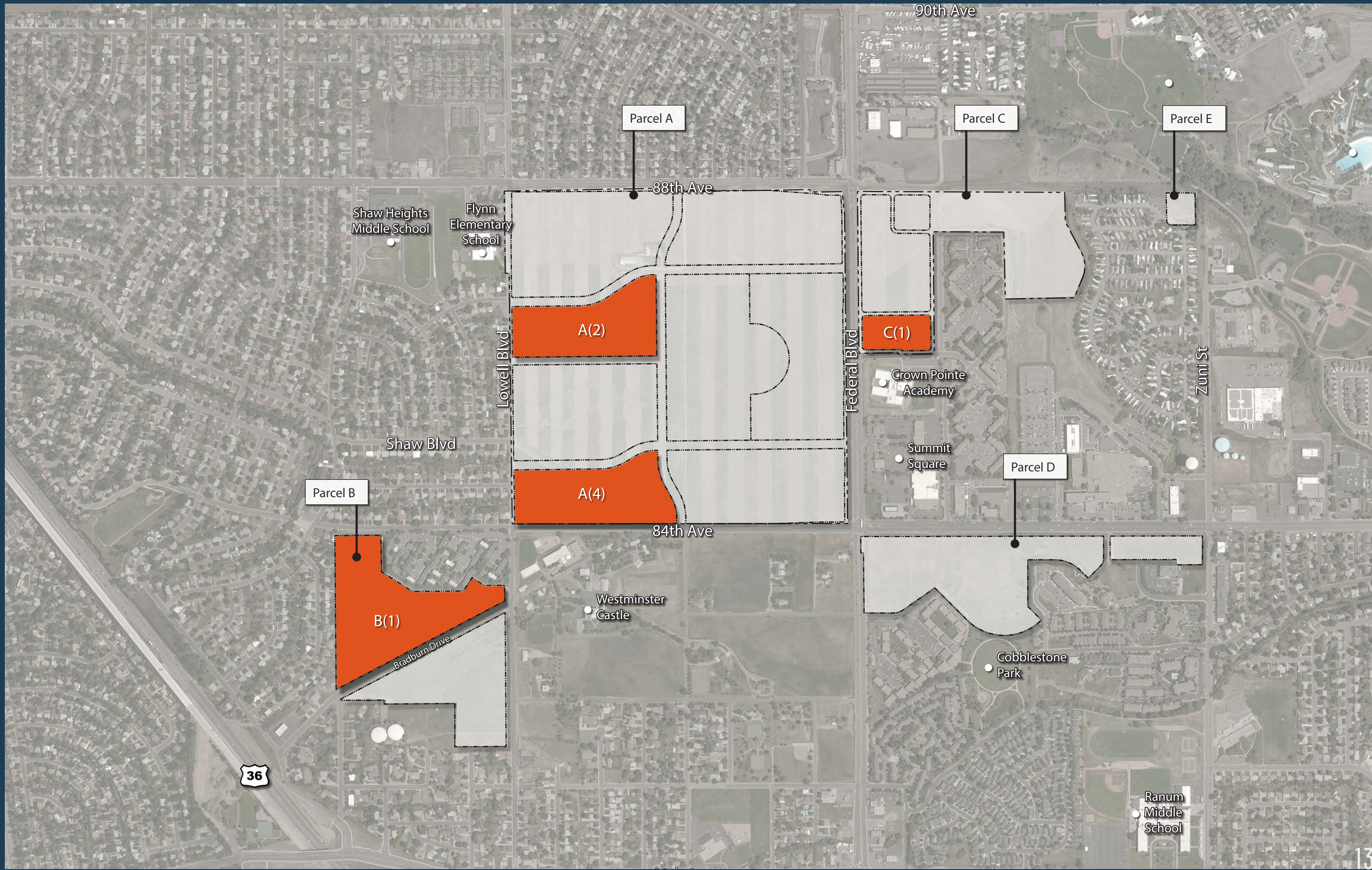
# INFRASTRUCTURE UPDATE

## LEGEND

\* STORM DRAINAGE IMPROVEMENTS/UPGRADES

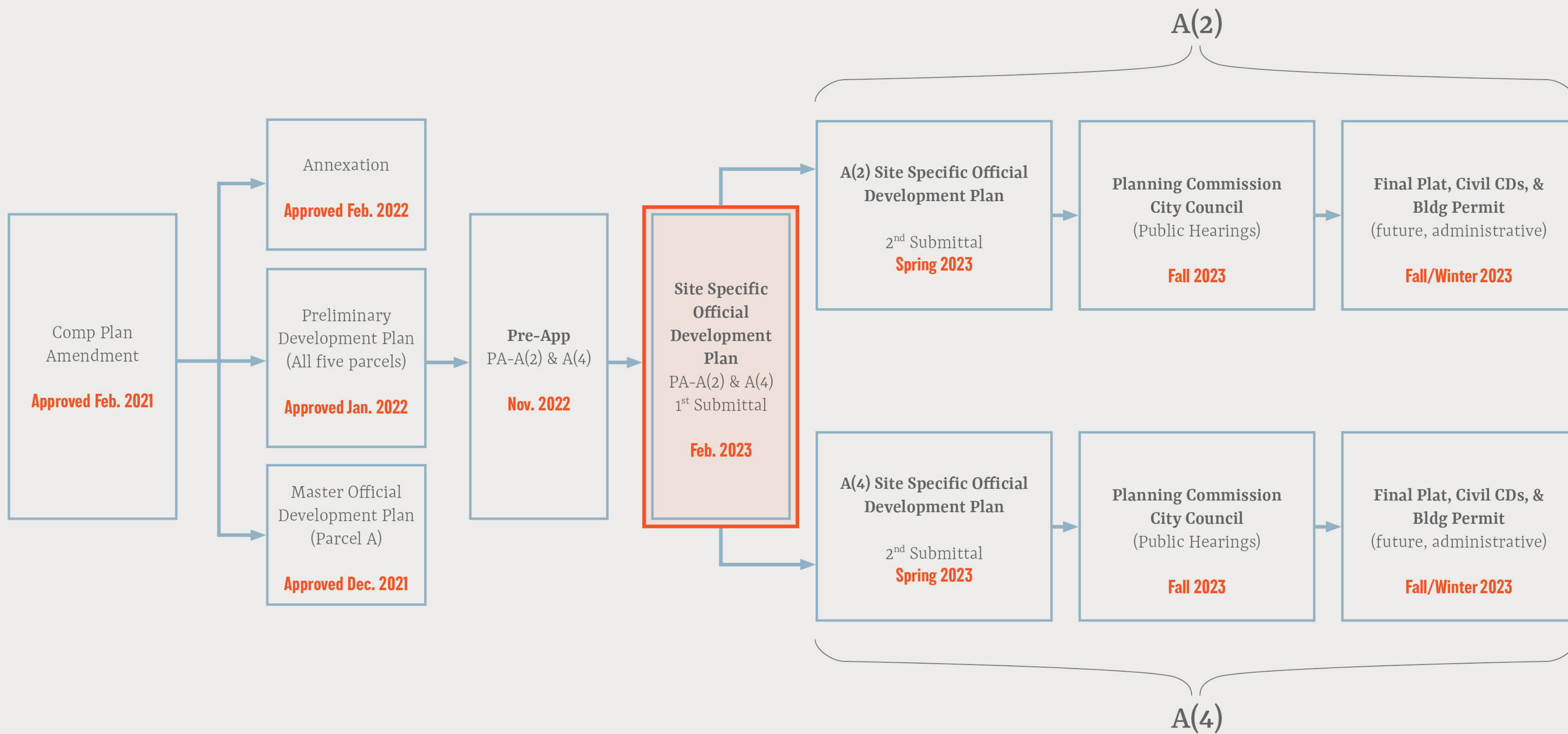


# OVERALL UPLANDS PHASING & TIMING



# OVERALL UPLANDS PHASING & TIMING

## City Process



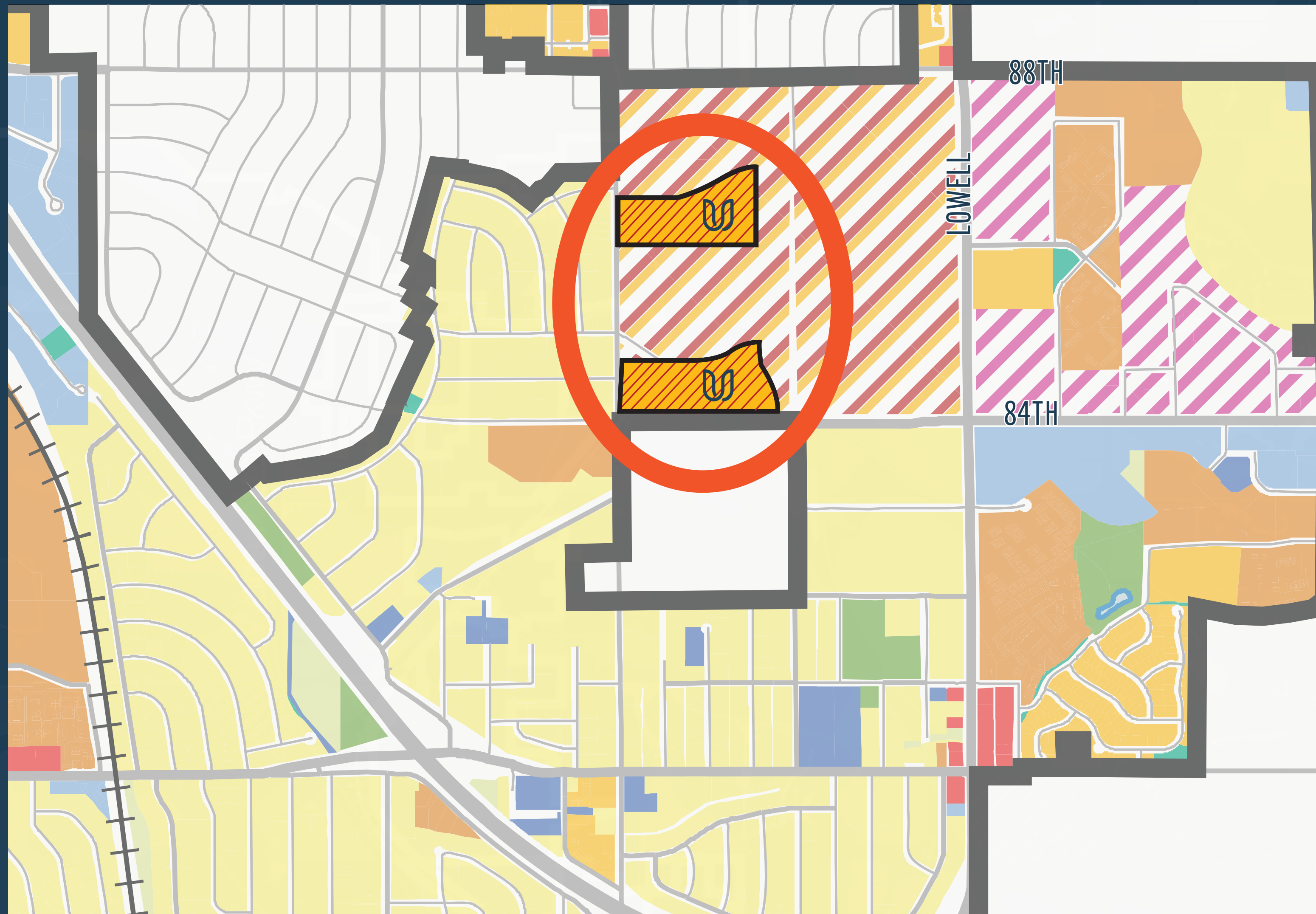
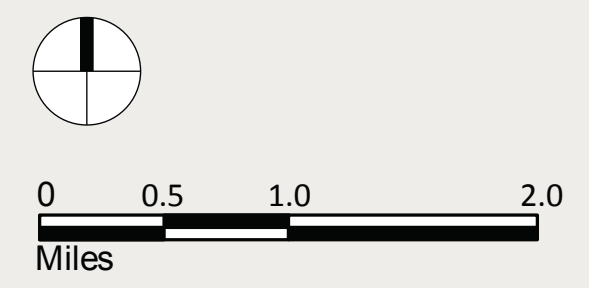


Figure 2-2: Land Use Diagram

- Legend
- Residential R-1
  - Residential R-2.5
  - Residential R-3.5
  - Residential R-5
  - Residential R-8
  - Residential R-18
  - Residential R-36
  - Traditional Mixed Use
  - Mixed Use
  - Mixed Use Center
  - Retail Commercial
  - Service Commercial
  - Office
  - Office/R&D Low Intensity
  - Office/R&D High Intensity
  - Flex/Light Industrial
  - Public/Quasi-Public
  - Public Parks
  - City Owned Open Space
  - Golf Courses
  - Private Parks/Open Space
  - Major Creek Corridor on Non-Public Land
  - City Limits
  - Water



Updated 4/13/15

2-9

LAND USE DESIGNATION  
TRADITIONAL MIXED USE  
NEIGHBORHOOD DEVELOPMENTS

MAX 18 DU/AC  
MAX 1.0 FAR

PERMITTED USES:

- SFD
- SFA
- CONDOMINIUMS

- APARTMENTS
- OFFICE
- RETAIL COMMERCIAL

# PDP



**MAX DENSITY PA-A(2) 10.3 DU/AC**  
**MAX UNITS: 143**

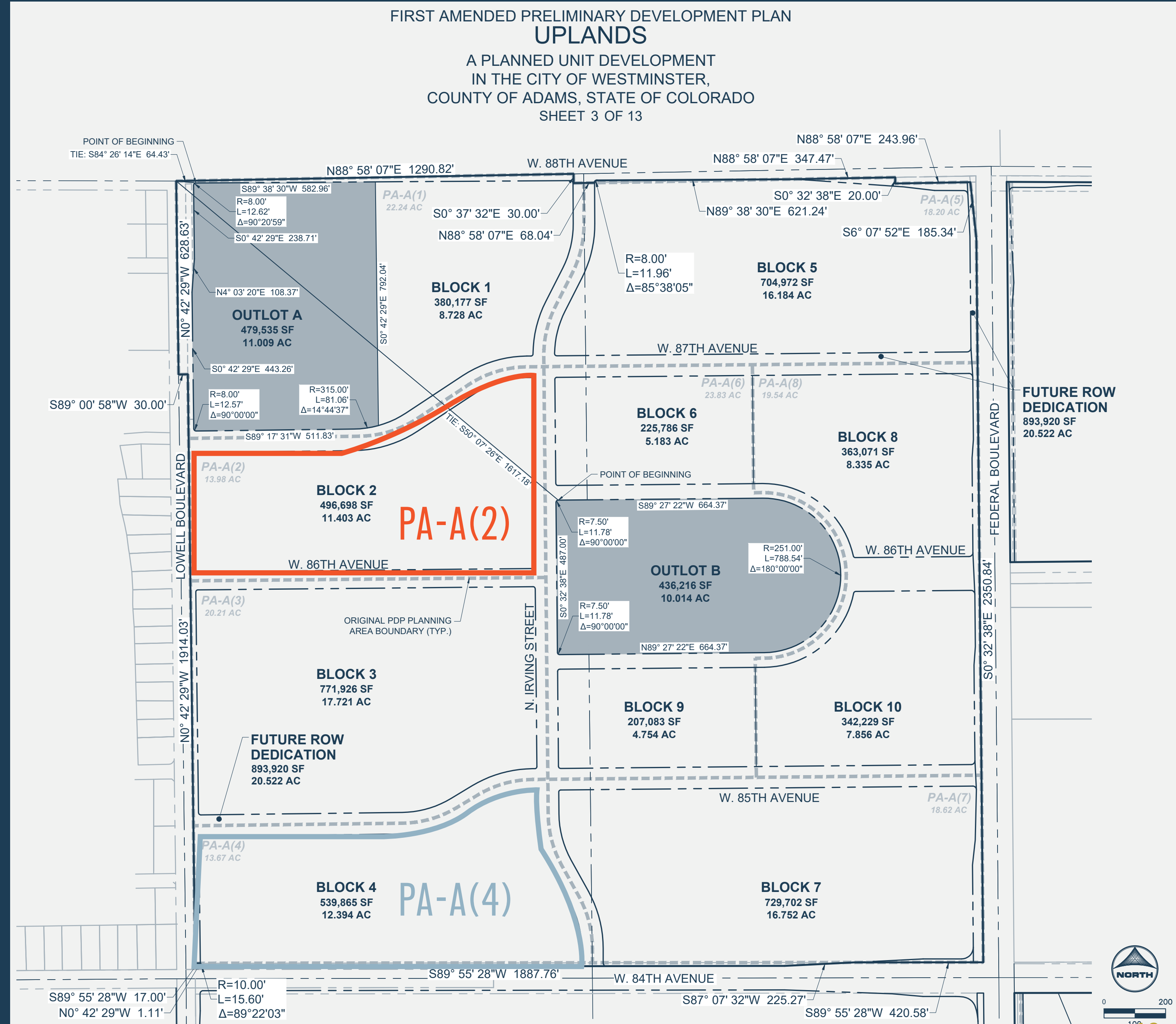


**MAX DENSITY PA-A(4) 9.5 DU/AC**  
**MAX UNITS: 129**



## PERMITTED USES:

- Single-Family Detached
- SFA – Paired Homes
- SFA – Townhomes





# UPLANDS MASTER PLAN PLD

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE





# DREAM FINDERS HOMES

FOUNDED IN 2008 | IN METRO DENVER SINCE 2014 | LOCATED IN 8 STATES ACROSS 190 UNIQUE COMMUNITIES

# UPLANDS PA-A(2)

# CONCEPTUAL NEIGHBORHOOD PLAN PA-A(2)

DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE

## LANDUSE DATA CHART

- » 110 SFA homes
- » 25 SFD homes
  - 9.78 DU/AC
  - Paired homes: ##
  - Townhomes: ##
- » 36'-7 1/4" max building height

PUBLIC LAND DEDICATION

Publicly Accessible Private Park

Shade Structure Typical

Community Garden Plots

Off-Street Parking Typical

Gross Planning Area Boundary

Local Street with On-Street Parking Typical



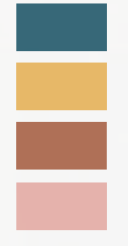
LOT TYPE LEGEND	
SFD A - 3 STORY SINGLE-FAMILY DETACHED A	
SFD B - 2.5 STORY SINGLE-FAMILY DETACHED B	
SFA A - 2 STORY TOWNHOME A	
SFA B - 2.5 STORY TUCKUNDER TOWNHOME B	
SFA C - 2 STORY PAIRED HOME	

# PERIMETER SETBACKS PA-A(2)

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

PERIMETER SITE SETBACKS - PA-A(2)

	BUILDING		PARKING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FROM RIGHT-OF-WAY (FT):				
87TH AVENUE	12	14	15	30
LOWELL BLVD.	18	23	18	N/A
86TH AVENUE	12	14	15	25
IRVING STREET	12	12	15	N/A



PUBLIC LAND DEDICATION

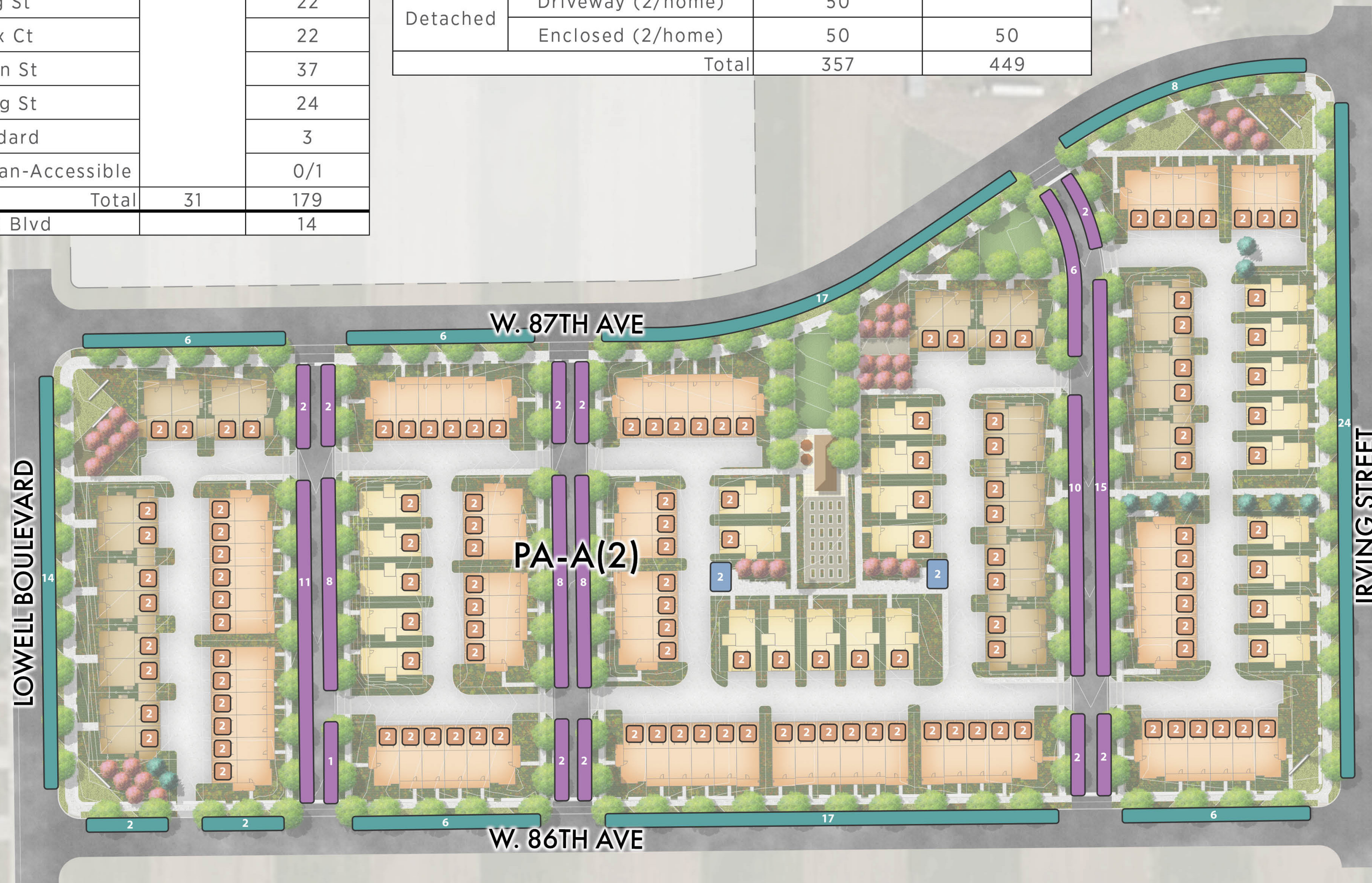


# PARKING SUMMARY PA-A(2)

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

Guest Parking Break-down			
	Type	Required	Provided
	86th Ave		33
	87th Ave		37
	King St		22
	Knox Ct		22
	Julian St		37
	Irving St		24
	Standard		3
Surface	Accessible / Van-Accessible		0/1
Total		31	179
Addtl. ROW	Lowell Blvd		14

Parking Requirements			
	Type	Required	Provided
Attached	Off-street (2/home)	220	220
	Guest (1/3 homes)	37	179
Detached	Driveway (2/home)	50	
	Enclosed (2/home)	50	50
Total		357	449



- 2-Car Garage Parking
- Guest Surface Parking
- Guest Parallel Parking on Internal Streets
- Guest Parallel Parking on Perimeter Streets

# NEIGHBORHOOD AMENITIES PA-A(2)

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



# UPLANDS PA-A(4)



# CONCEPTUAL NEIGHBORHOOD PLAN PA-A(4)

DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE

## LANDUSE DATA CHART

- » 91 SFA homes
- » 36 SFD homes
  - 9.08 DU/AC
  - Paired homes: ##
  - Townhomes: ##
- » 36'-7 1/4" max building height



LOT TYPE LEGEND	
SFD A - 3 STORY SINGLE-FAMILY DETACHED A	
SFD B - 2.5 STORY SINGLE-FAMILY DETACHED B	
SFA A - 2 STORY TOWNHOME A	
SFA B - 2.5 STORY TUCKUNDER TOWNHOME B	
SFA C - 2 STORY PAIRED HOME	

# PERIMETER SETBACKS PA-A(4)

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

PERIMETER SITE SETBACKS - PA-A(4)

PA-A(4)	BUILDING		PARKING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FROM RIGHT-OF-WAY (FT):				
85TH AVENUE	12	14	15	30
LOWELL BLVD.	18	30	18	N/A
84TH AVENUE	15	31.5	15	N/A
IRVING STREET	12	14	15	30

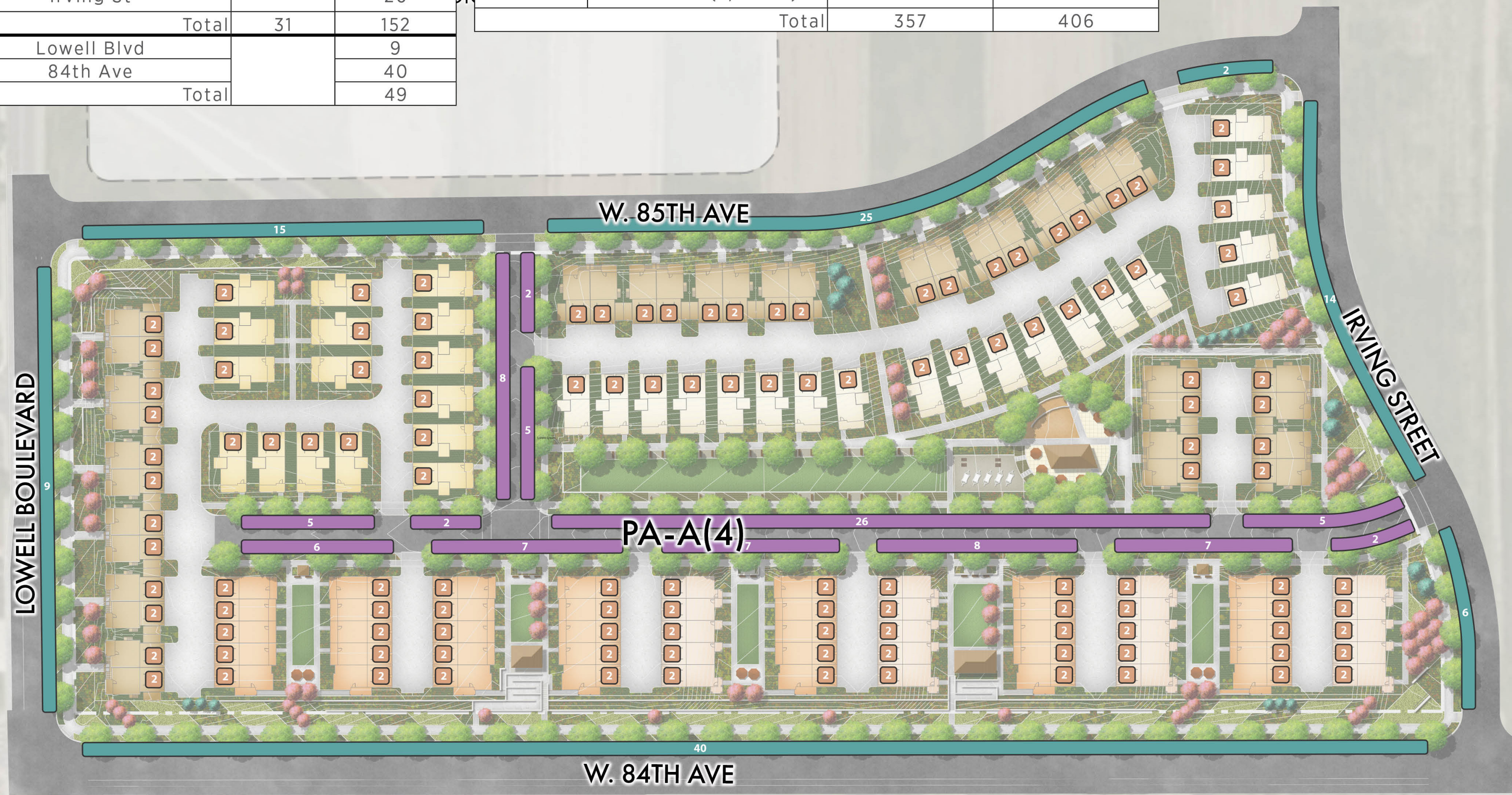


# PARKING SUMMARY PA-A(4)

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

Guest Parking Break-down			
	Type	Required	Provided
ROW	85th Ave	31	42
	84th Pl		75
	Knox Ct		15
	Irving St		20
Total		31	152
Addtl. ROW	Lowell Blvd	49	9
	84th Ave		40
	Total		49

Parking Requirements			
	Type	Required	Provided
Attached	Off-street (2/home)	182	182
	Guest (1/3 homes)	31	152
Detached	Driveway (2/home)	72	72
	Enclosed (2/home)	72	72
Total		357	406



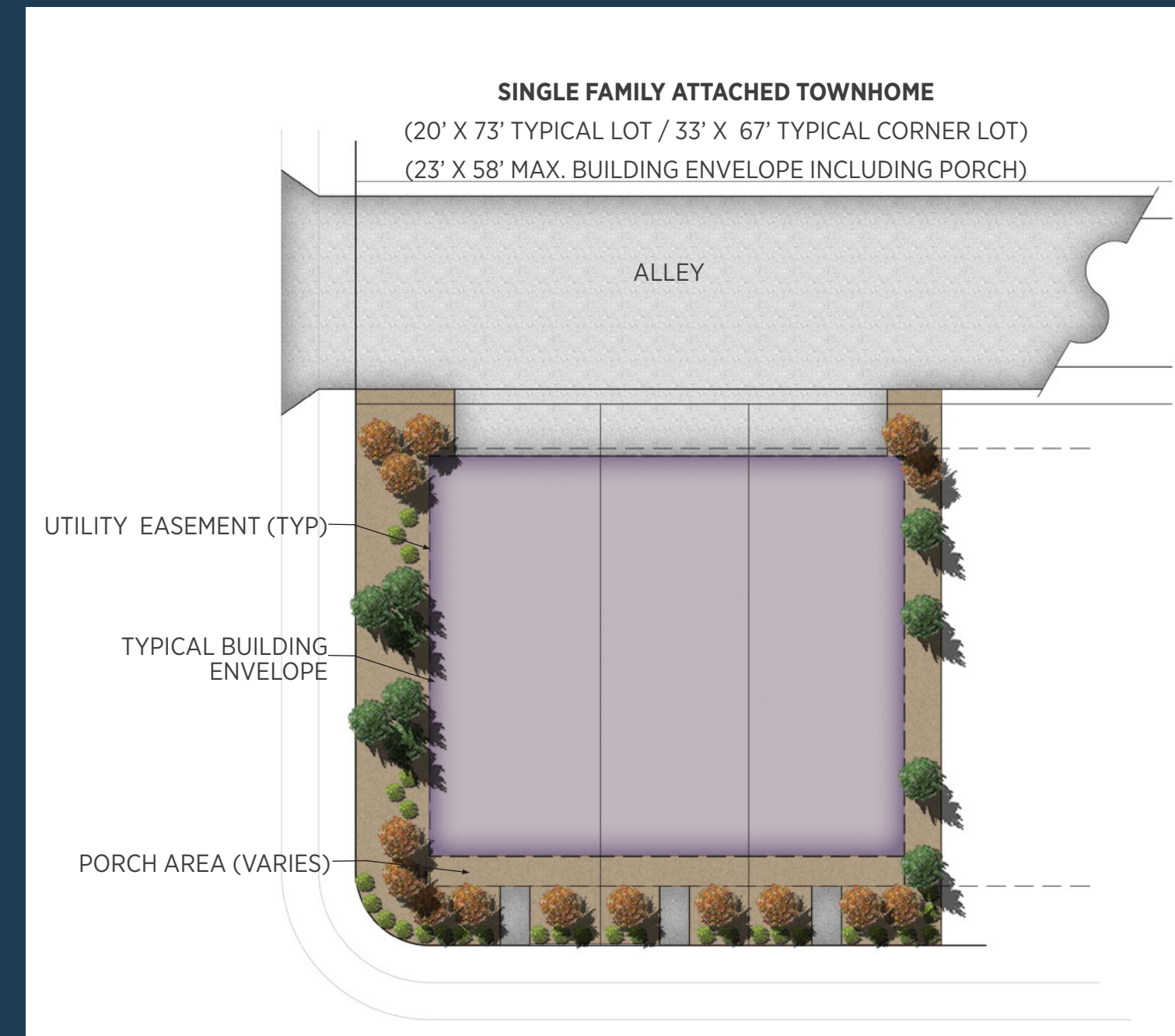
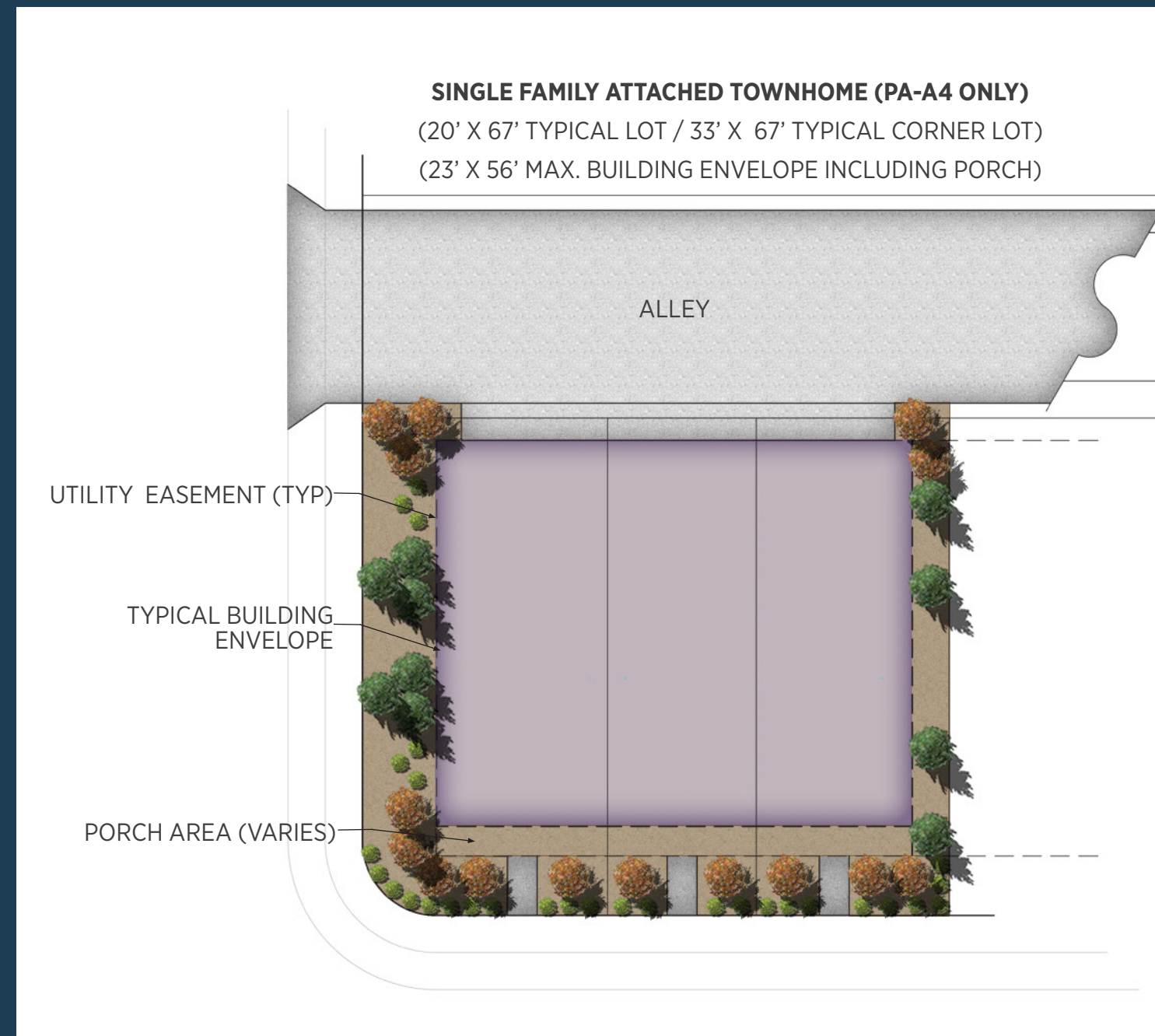
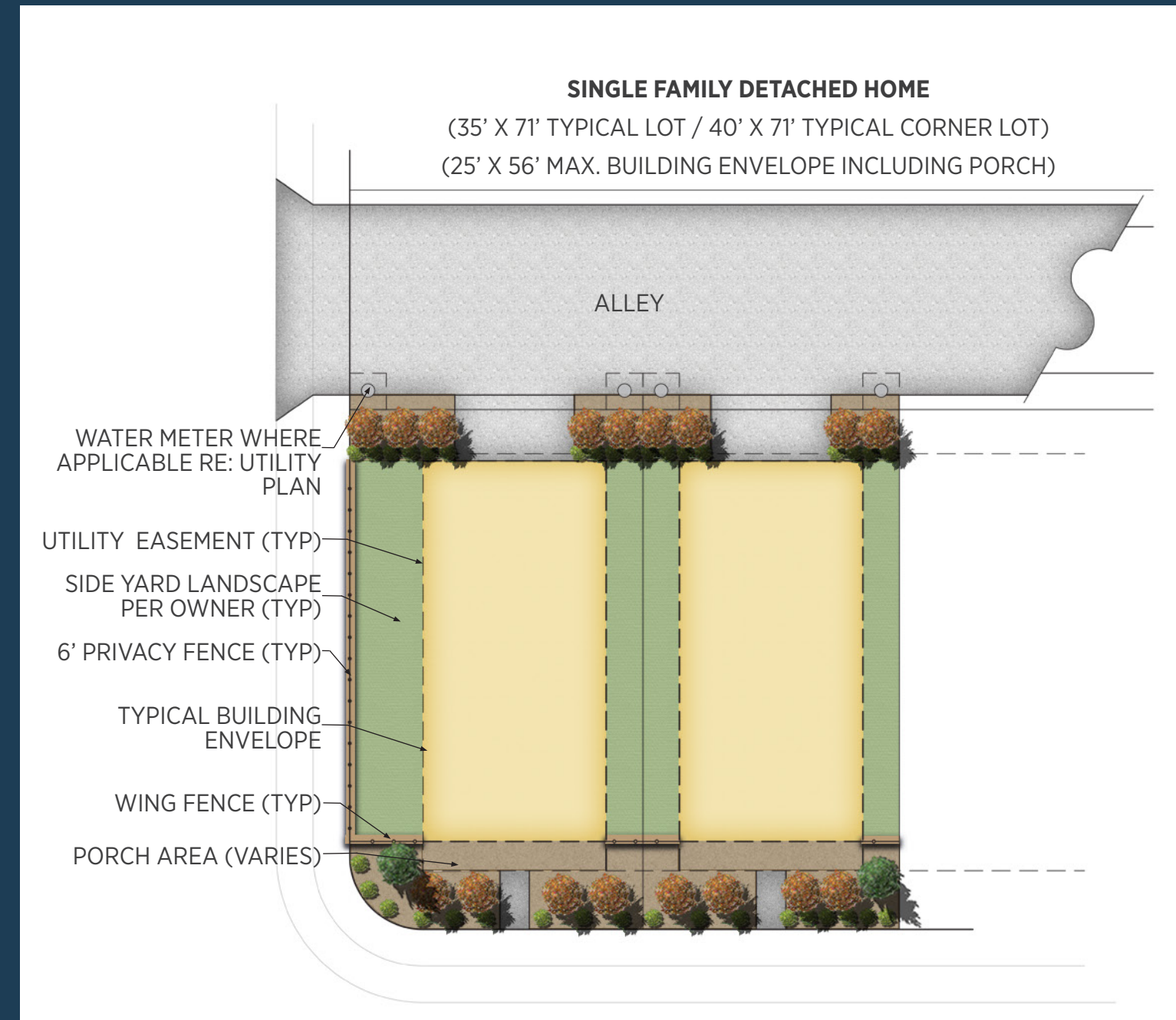
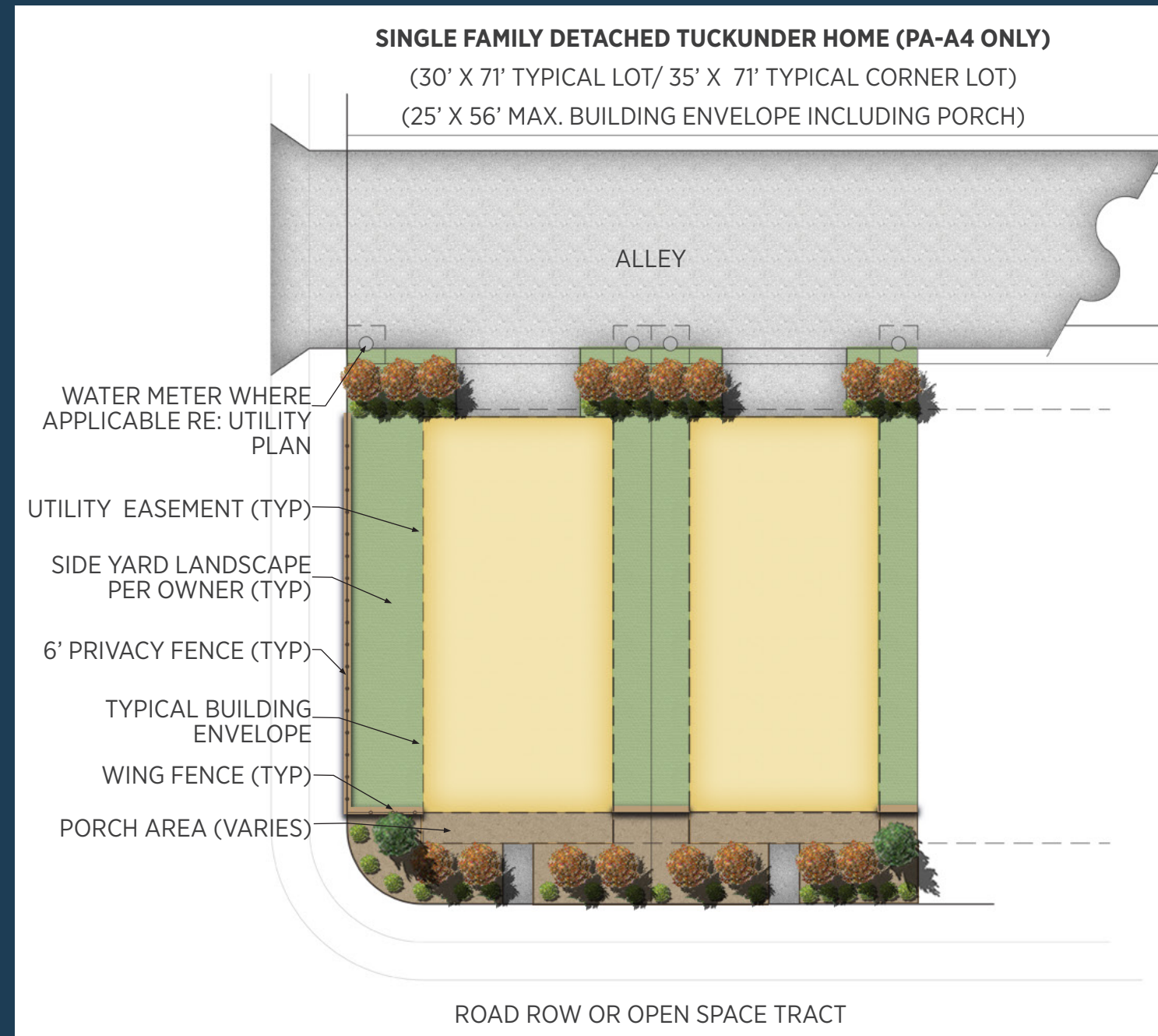
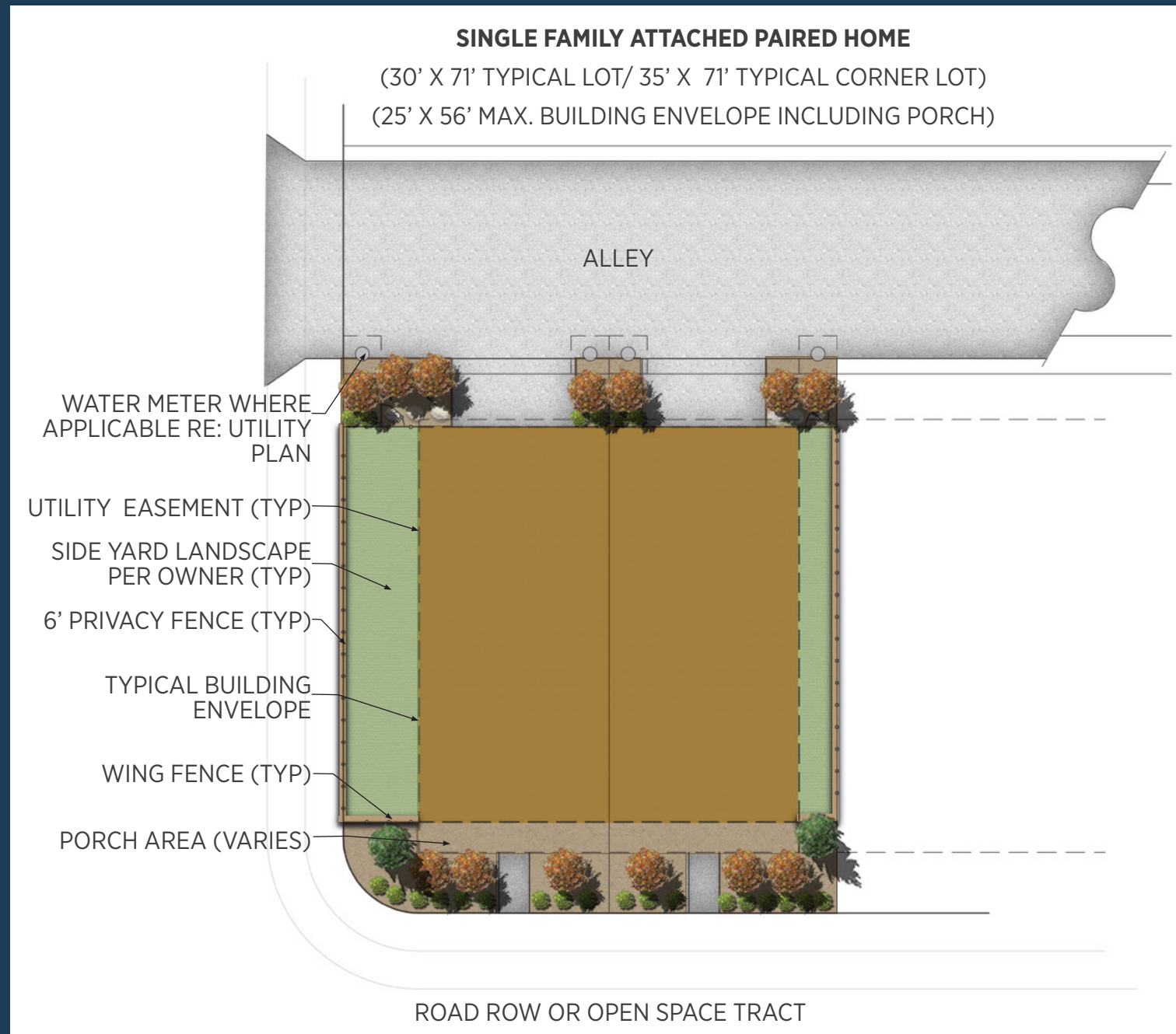
- 2-Car Garage Parking
- Guest Surface Parking
- Guest Parallel Parking on Internal Streets
- Guest Parallel Parking on Perimeter Streets

# NEIGHBORHOOD AMENITIES PA-A(4)

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



# UPLANDS PA-A(2) & PA-A(4)



# ARCHITECTURAL DIVERSITY

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE

SFD



4 FLOOR PLANS

~1,850 - 2,300  
SF HOMES

2-3 CAR  
ALLEY-LOADED GARAGES

FARMHOUSE,  
CRAFTSMAN AND  
TRANSITIONAL  
ELEVATION STYLES

STANDARD FEATURES:  
TANKLESS WATER HEATERS  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO  
MEET AND EXCEED THE  
ENERGY AND BUILDING CODE  
REQUIREMENTS

# TOWNHOME TUCKUNDER



# FLOOR PLANS

##  
SF HOMES

2-3 CAR  
ALLEY-LOADED GARAGES

FARMHOUSE,  
CRAFTSMAN AND  
TRANSITIONAL  
ELEVATION STYLES

STANDARD FEATURES:  
TANKLESS WATER HEATERS  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO  
MEET AND EXCEED THE  
ENERGY AND BUILDING CODE  
REQUIREMENTS



# ARCHITECTURAL DIVERSITY

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE

## SFD 3-STORY



4 FLOOR PLANS

~1,850 - 2,300  
SF HOMES

2-3 CAR  
ALLEY-LOADED GARAGES

FARMHOUSE,  
CRAFTSMAN AND  
TRANSITIONAL  
ELEVATION STYLES

STANDARD FEATURES:  
TANKLESS WATER HEATERS  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO  
MEET AND EXCEED THE  
ENERGY AND BUILDING CODE  
REQUIREMENTS

# SFA PAIRED HOMES

ARCHITECTURAL DIVERSITY

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE



3 FLOOR PLANS

~1500 - 1750  
SF HOMES

2 CAR  
ALLEY-LOADED GARAGES

FARMHOUSE,  
CRAFTSMAN AND  
TRANSITIONAL  
ELEVATION STYLES

STANDARD FEATURES:  
TANKLESS WATER HEATERS  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO  
MEET AND EXCEED THE  
ENERGY AND BUILDING CODE  
REQUIREMENTS

# TOWNHOME TUCKUNDER



# FLOOR PLANS

##  
SF HOMES

2-3 CAR  
ALLEY-LOADED GARAGES

FARMHOUSE,  
CRAFTSMAN AND  
TRANSITIONAL  
ELEVATION STYLES

STANDARD FEATURES:  
TANKLESS WATER HEATERS  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO  
MEET AND EXCEED THE  
ENERGY AND BUILDING CODE  
REQUIREMENTS



**THANK YOU**  
**QUESTIONS?**

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE