



UPLANDS PLANNING AREA B-1 NEIGHBORHOOD

NEIGHBORHOOD MEETING

April 5, 2023

MEET THE TEAM
INTRODUCTIONS



MARCUS PACHNER
The Pachner Company



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Cage Engineering



JAMIE MOTT
Dream Finders Homes

UPLANDS B1 NEIGHBORHOOD MEETING

Agenda

01

INTRODUCTIONS
Meet the Team

02

WESTMINSTER
PROCESS
Overview

03

COMPREHENSIVE PLAN
& PRELIMINARY
DEVELOPMENT PLAN

04

CONCEPTUAL
NEIGHBORHOOD PLAN

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INFRASTRUCTURE
IMPROVEMENTS

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BUILDER
INTRODUCTION

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CONCEPTUAL
ARCHITECTURE

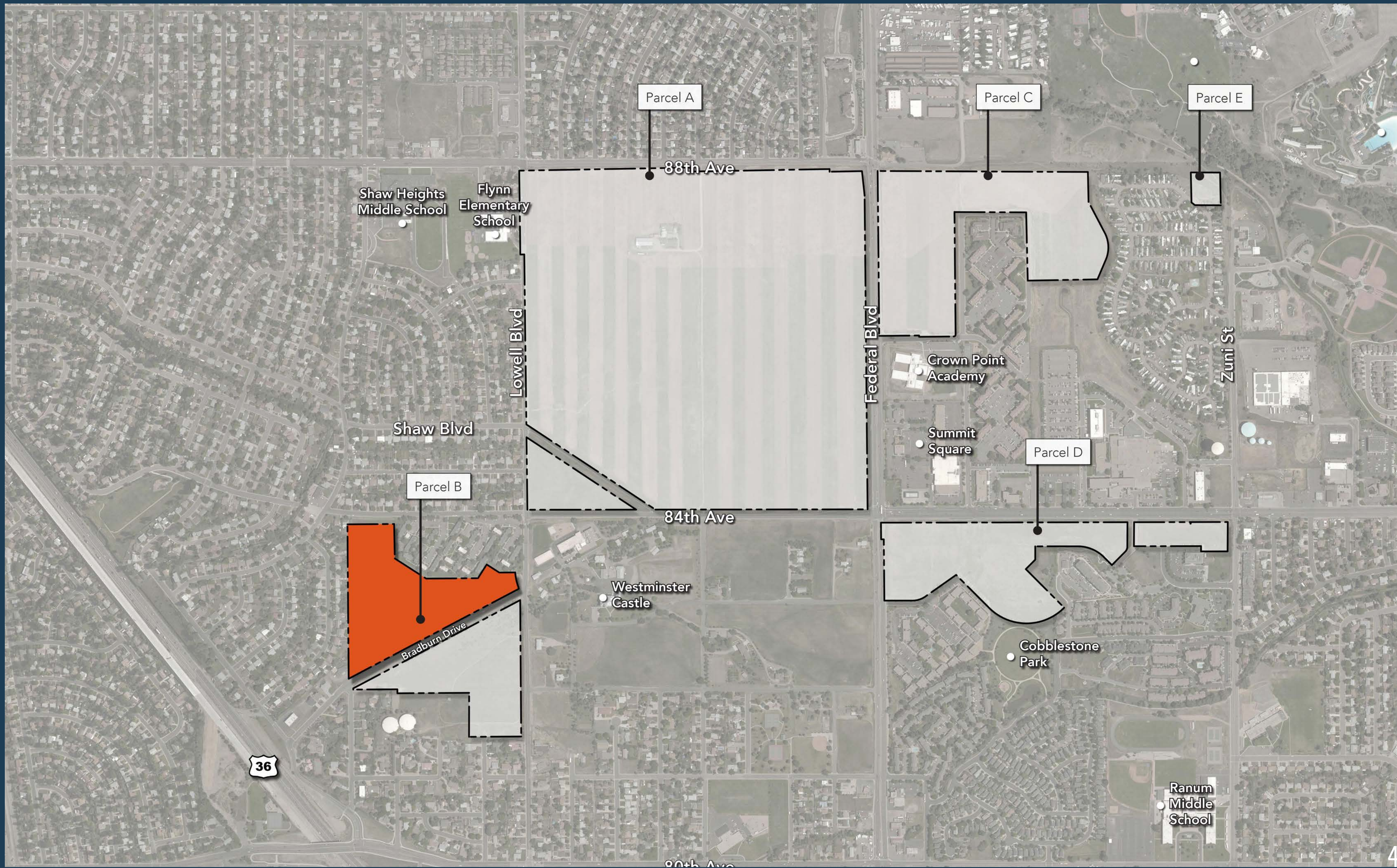
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AMENITIES

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Q&A

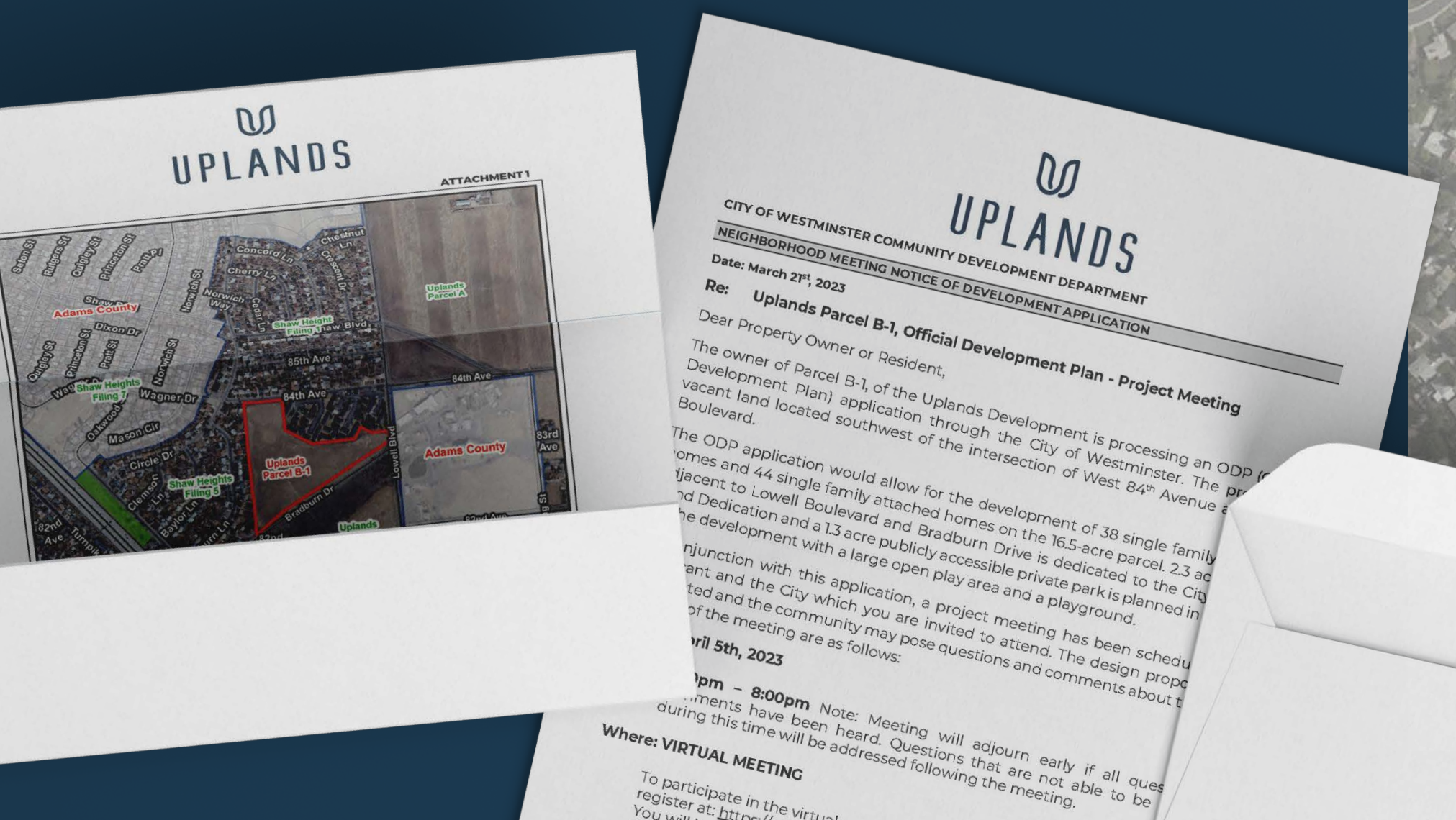
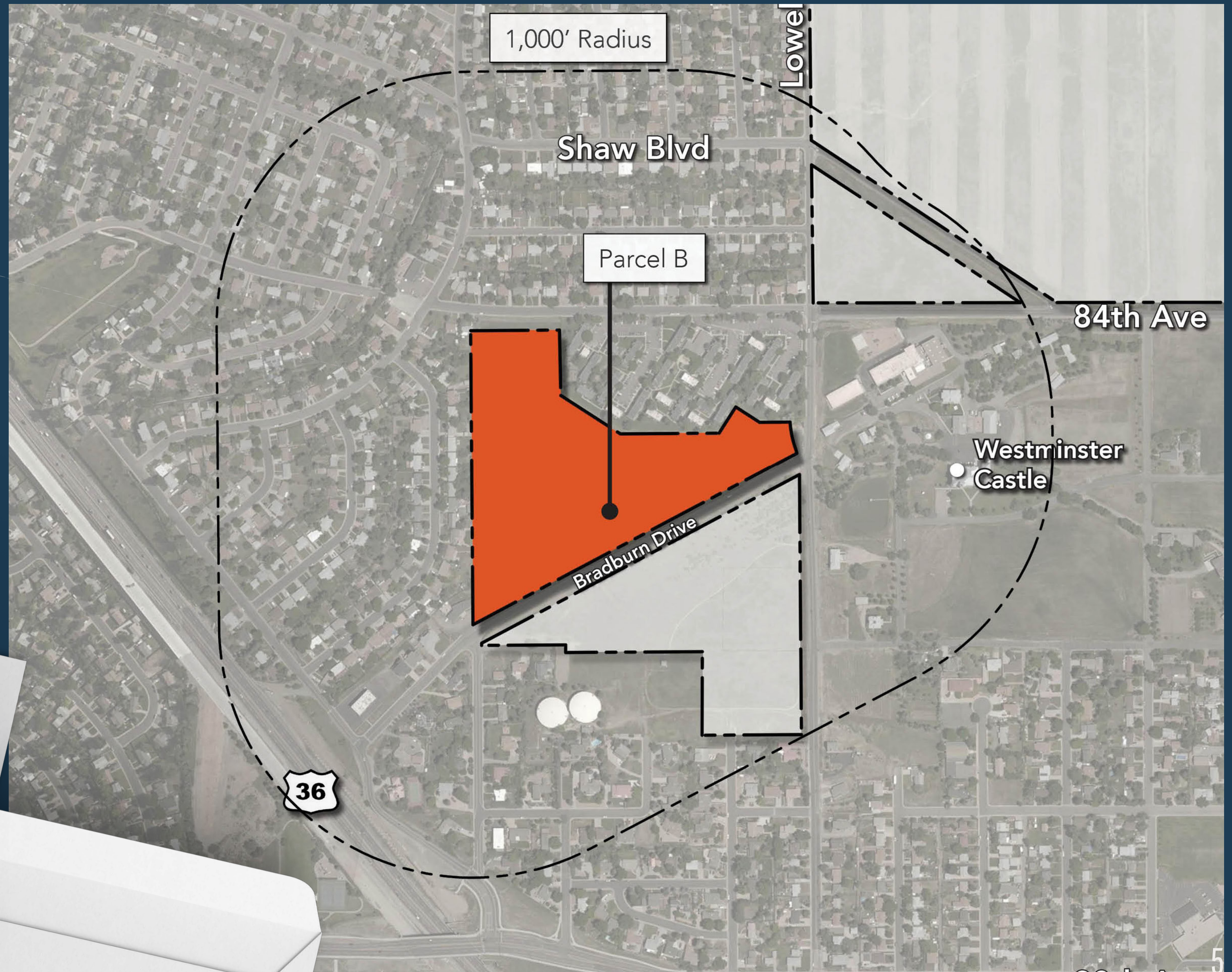
VICINITY MAP



PUBLIC NOTICE MAP & DELIVERY

✓ FOLLOWED CITY STANDARD
MAILING REQUIREMENTS

✓ NUMBER OF
NOTIFICATIONS SENT
+/- 1,325 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

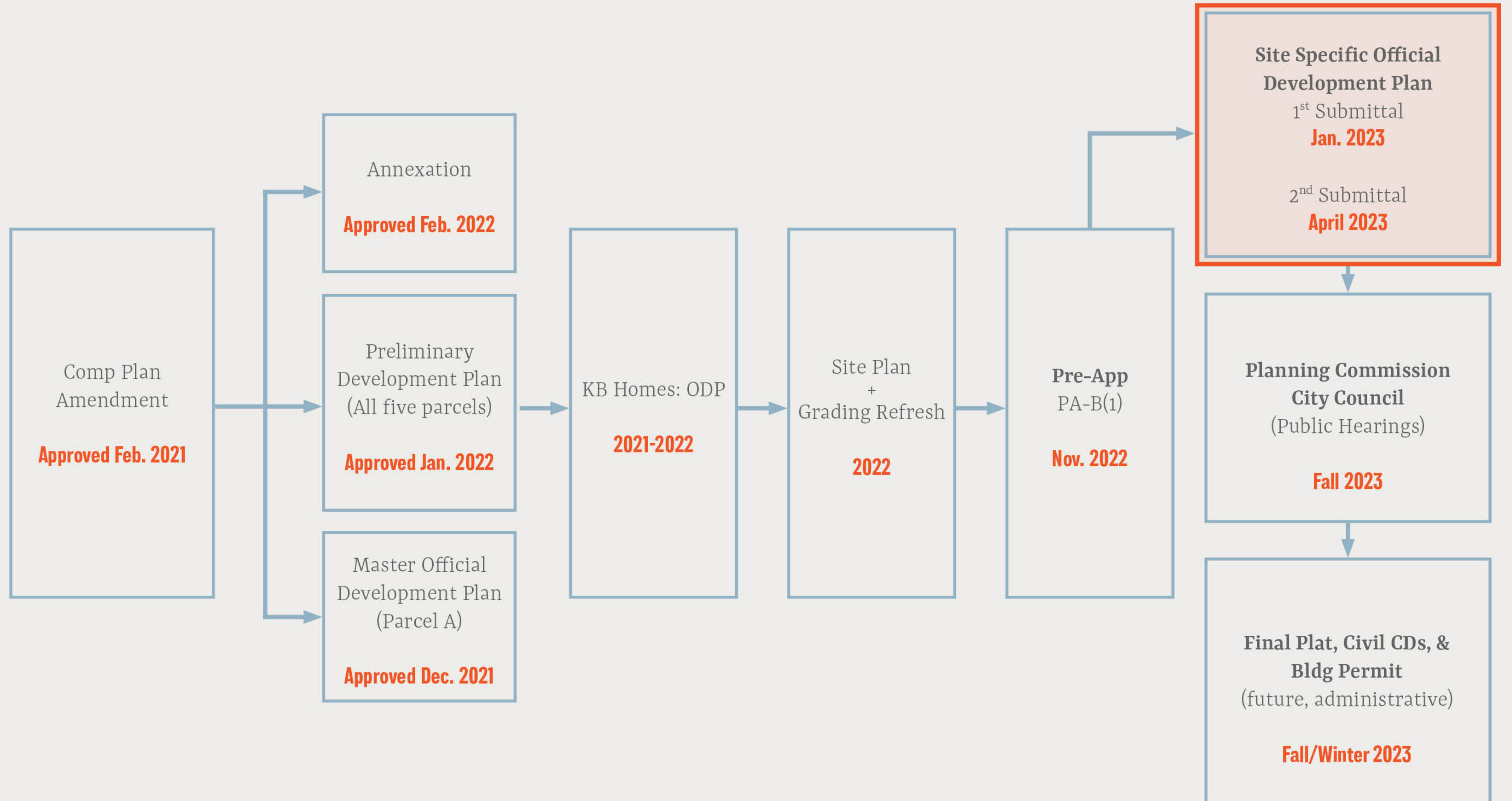
Approval of a Service Plan to form a metro district to finance, build, and maintain \$60 million in public infrastructure (roadways, sidewalks and trails, water and sewer lines, etc) to support the construction of residential and commercial development



SEPTEMBER 2022

UPLANDS UPDATE

WESTMINSTER PROCESS TIME LINE & NEXT STEPS



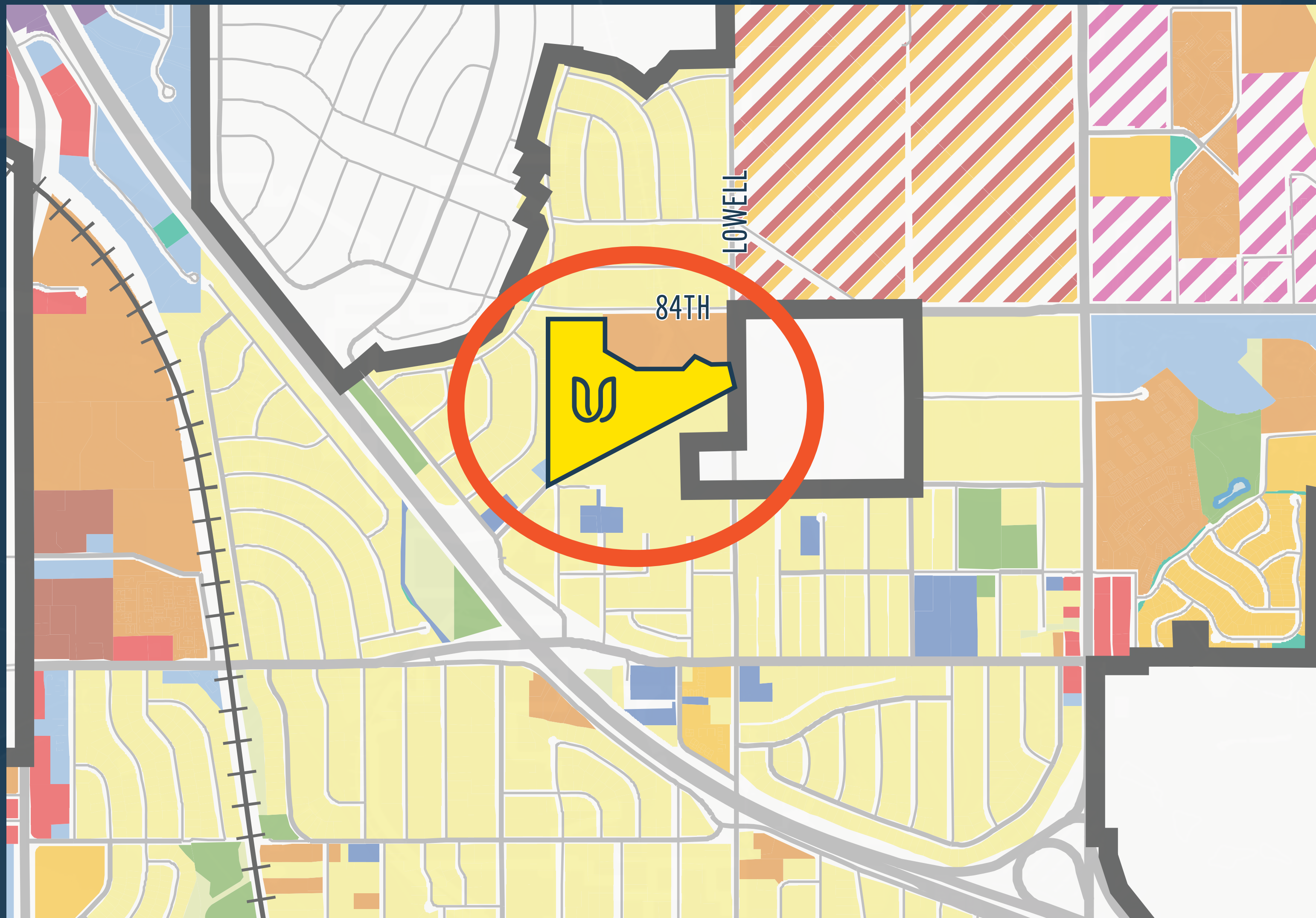
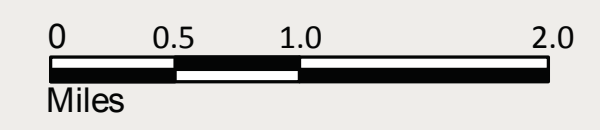
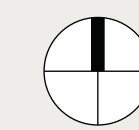


Figure 2-2: Land Use Diagram

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
R-5 RESIDENTIAL

DENSITY MAX: 5 DU/AC

PERMITTED USES:

- 👍 SFD
- 👍 PATIO HOMES
- 👍 SFA
- 👍 TOWNHOMES
- 👍 DUPLEXES
- 👍 CONDOMINIUMS

PDP

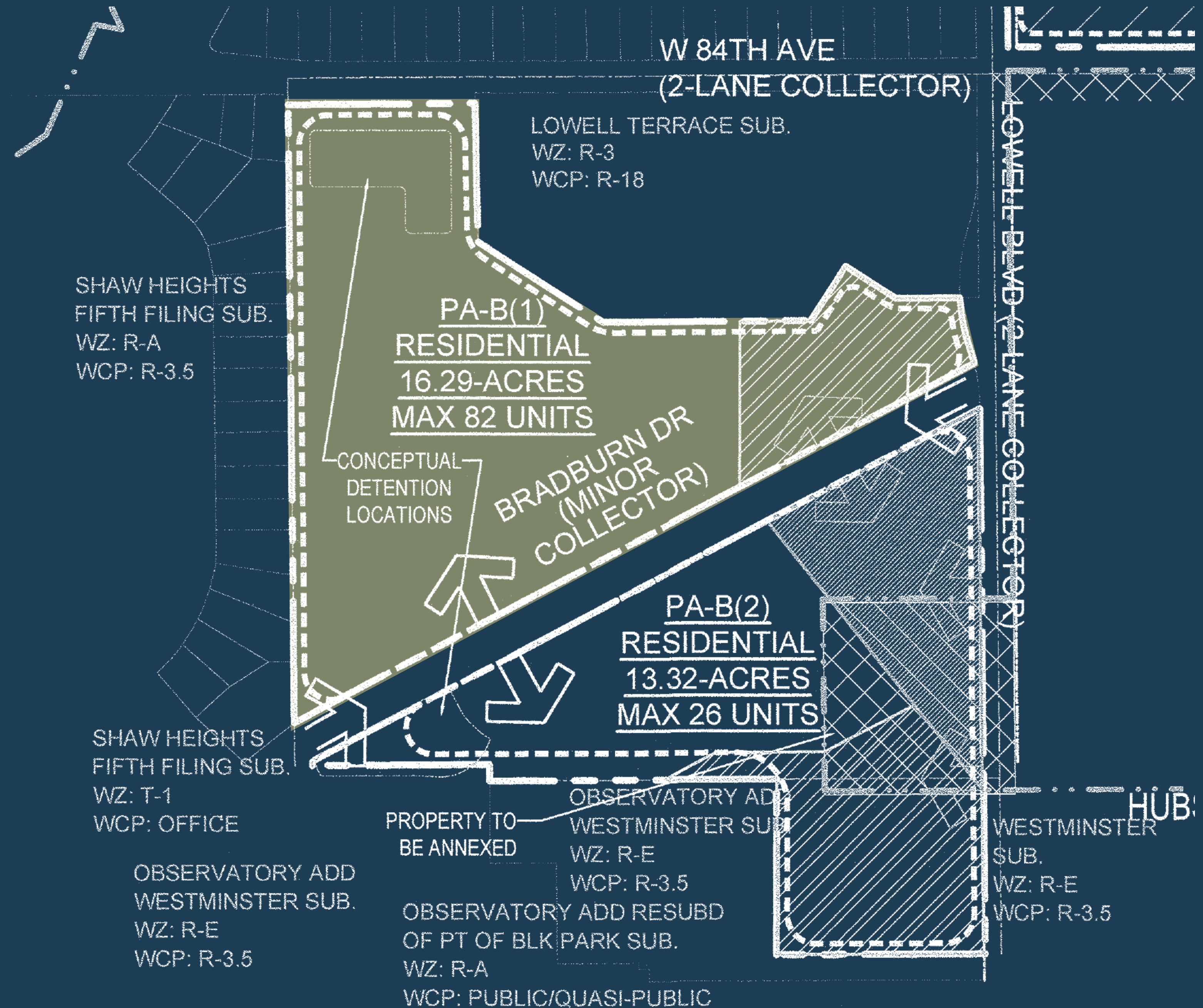


MAX UNITS = 82
UP TO 82 SFA OR 68 SFD



PERMITTED USES:

- 👍 SFD-Alley Loaded
- 👍 SFA – Paired Homes
- 👍 Civic & Community Uses



PUBLIC LAND DEDICATION, PARKS AND OPEN SPACE

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

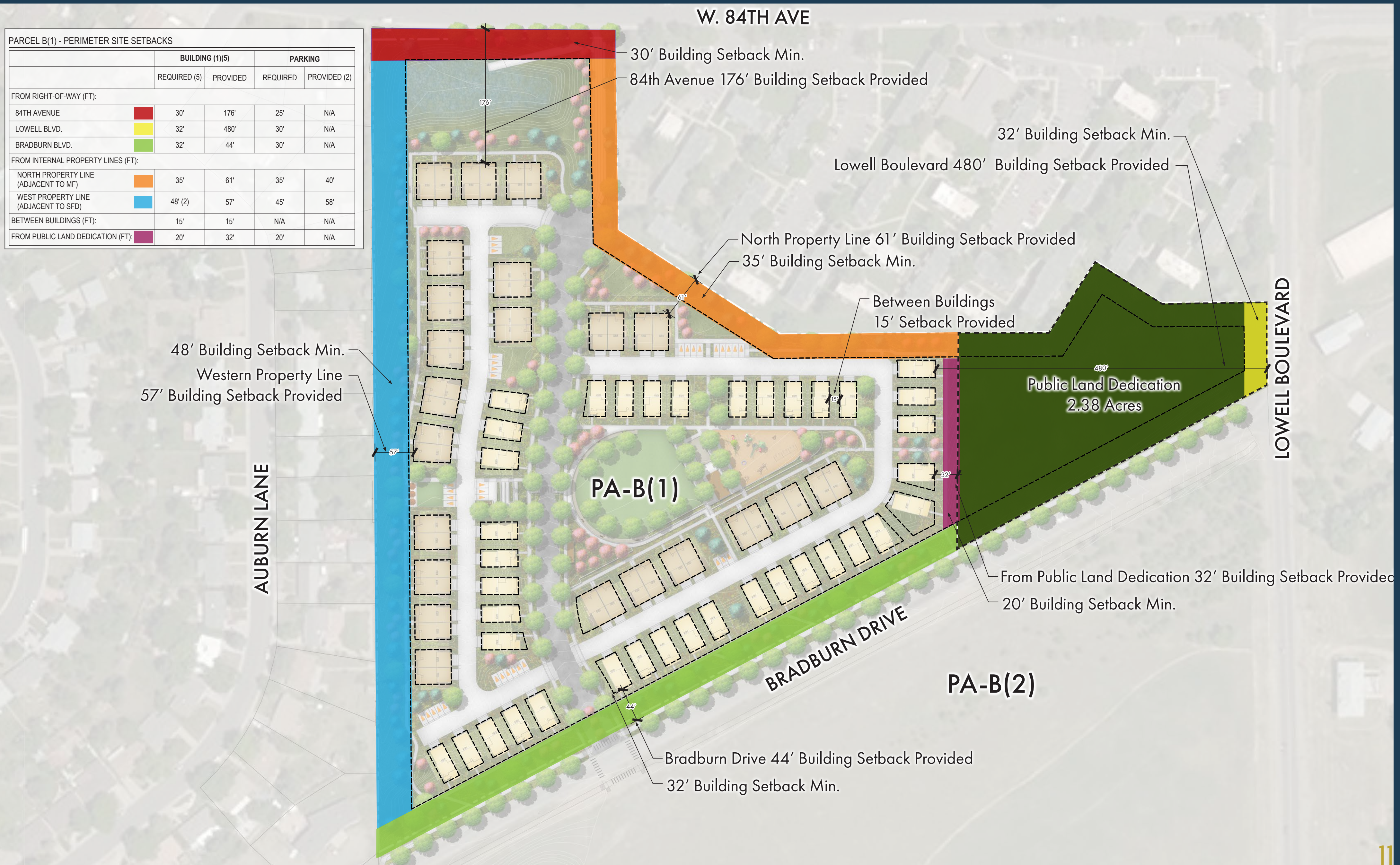


PERIMETER SETBACKS

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

PARCEL B(1) - PERIMETER SITE SETBACKS

| | BUILDING (1)(5) | | PARKING | |
|--------------------------------------|-----------------|----------|----------|--------------|
| | REQUIRED (5) | PROVIDED | REQUIRED | PROVIDED (2) |
| FROM RIGHT-OF-WAY (FT): | | | | |
| 84TH AVENUE | 30' | 176' | 25' | N/A |
| LOWELL BLVD. | 32' | 480' | 30' | N/A |
| BRADBURN BLVD. | 32' | 44' | 30' | N/A |
| FROM INTERNAL PROPERTY LINES (FT): | | | | |
| NORTH PROPERTY LINE (ADJACENT TO MF) | 35' | 61' | 35' | 40' |
| WEST PROPERTY LINE (ADJACENT TO SFD) | 48' (2) | 57' | 45' | 58' |
| BETWEEN BUILDINGS (FT): | | | | |
| | 15' | 15' | N/A | N/A |
| FROM PUBLIC LAND DEDICATION (FT): | | | | |
| | 20' | 32' | 20' | N/A |



CONCEPTUAL NEIGHBORHOOD PLAN

DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE



LOT TYPE LEGEND

PAIRED HOME:

SFD:

LANDUSE DATA CHART

- » 82 homes
 - 38 SFD homes
 - 44 paired homes
- » 4.97 du/ac
- » 32'-2" max building height

**EXISTING VIEW & PROPOSED VIEW
(NO BUILDINGS VISIBLE)**

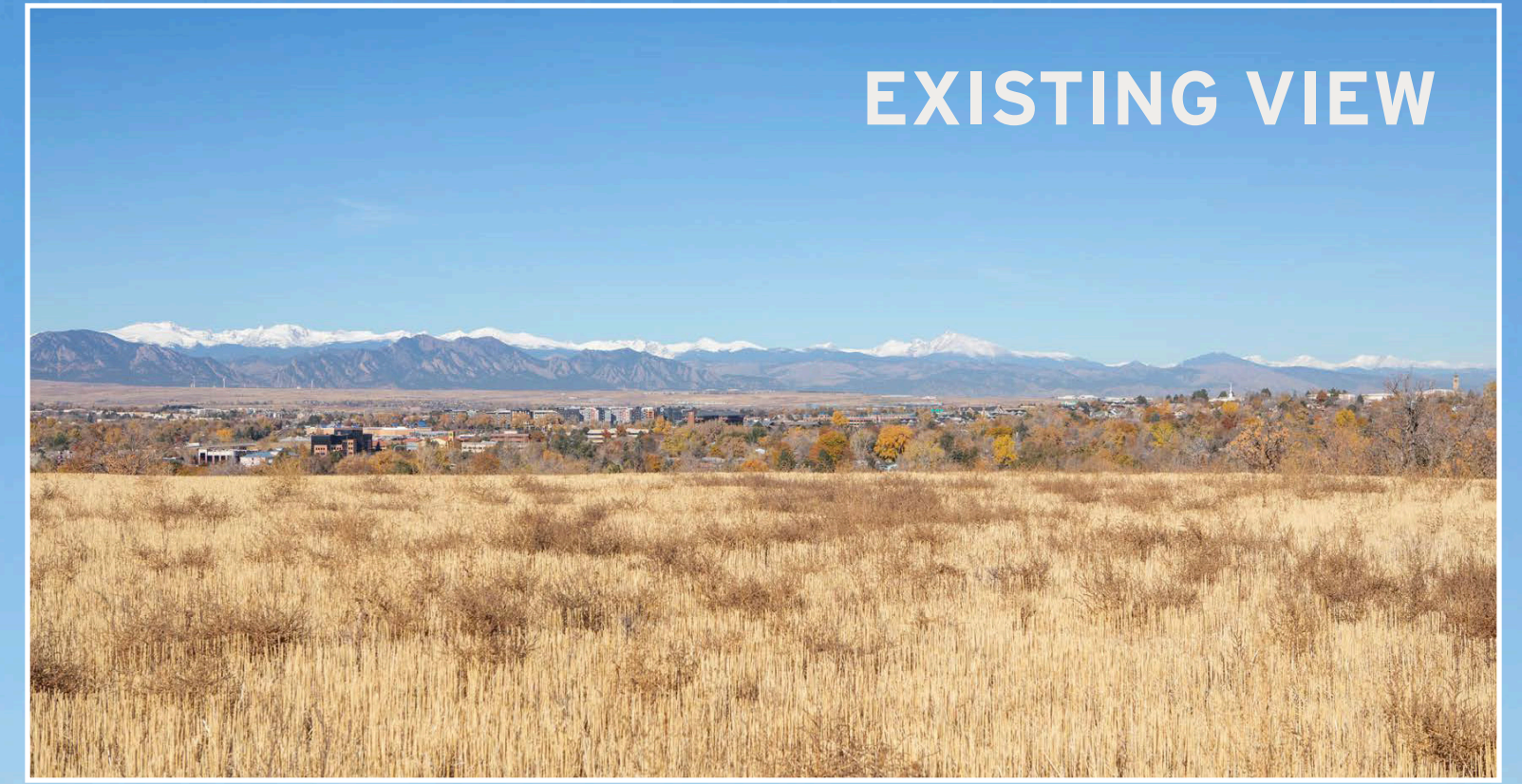
VIEW CORRIDOR

DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE



PROPOSED VIEW

EXISTING VIEW



VIEW CORRIDOR
DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE

PARKING SUMMARY

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



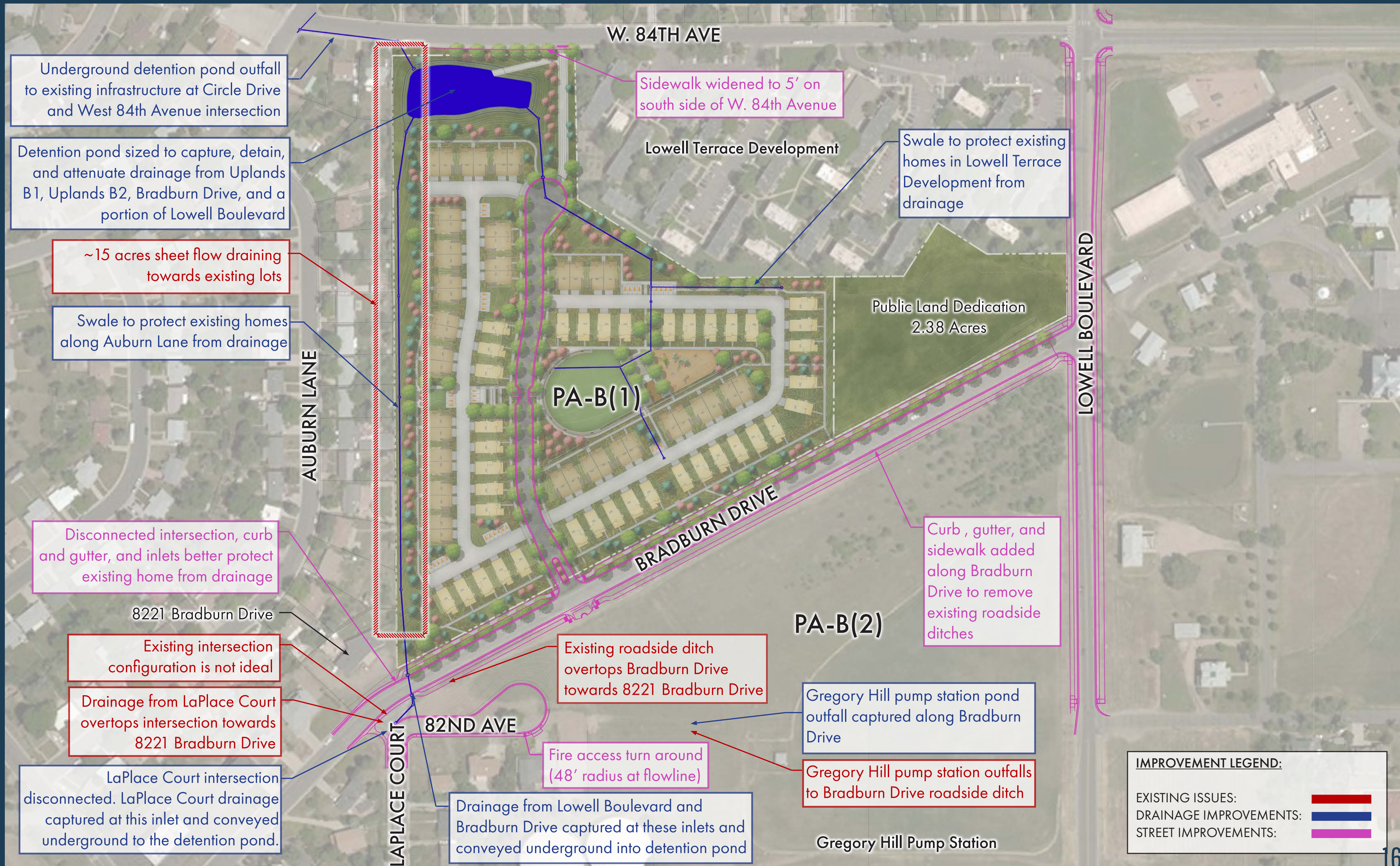
- 2-Car Garage Parking
- Guest Surface Parking
- Guest Parallel Parking on Osceola
- Guest Parallel Parking on Bradburn

| Parking Requirements | | | |
|----------------------|---------------------|----------|----------|
| Type | | Required | Provided |
| Paired | Off-street (2/home) | 88 | 88 |
| | Guest (1/3 homes) | 15 | 92 |
| Detached | Driveway (2/home) | 76 | |
| | Enclosed (2/home) | 76 | 76 |
| Total | | 255 | 256 |

| Guest Parking Break-down | | | |
|--------------------------|-----------------------------|----------|----------|
| Type | | Required | Provided |
| ROW | Osceola Street | 0 | 50 |
| Surface | Standard | 0 | 40 |
| | Accessible / Van-Accessible | 2 / 1 | 2 |
| Total | | 91 | 92 |
| Addtl. ROW | Bradburn Street | 0 | 61 |

INFRASTRUCTURE IMPROVEMENTS

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

SFD TUCKUNDER HOMES

ARCHITECTURAL DIVERSITY

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE



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

ARCHITECTURAL DIVERSITY

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE



SFA PAIRED HOMES



3 FLOOR PLANS

~1500 - 1750
SF HOMES

2 CAR
ALLEY-LOADED GARAGES

FARMHOUSE,
CRAFTSMAN AND
TRANSITIONAL
ELEVATION STYLES

STANDARD FEATURES:
TANKLESS WATER HEATERS
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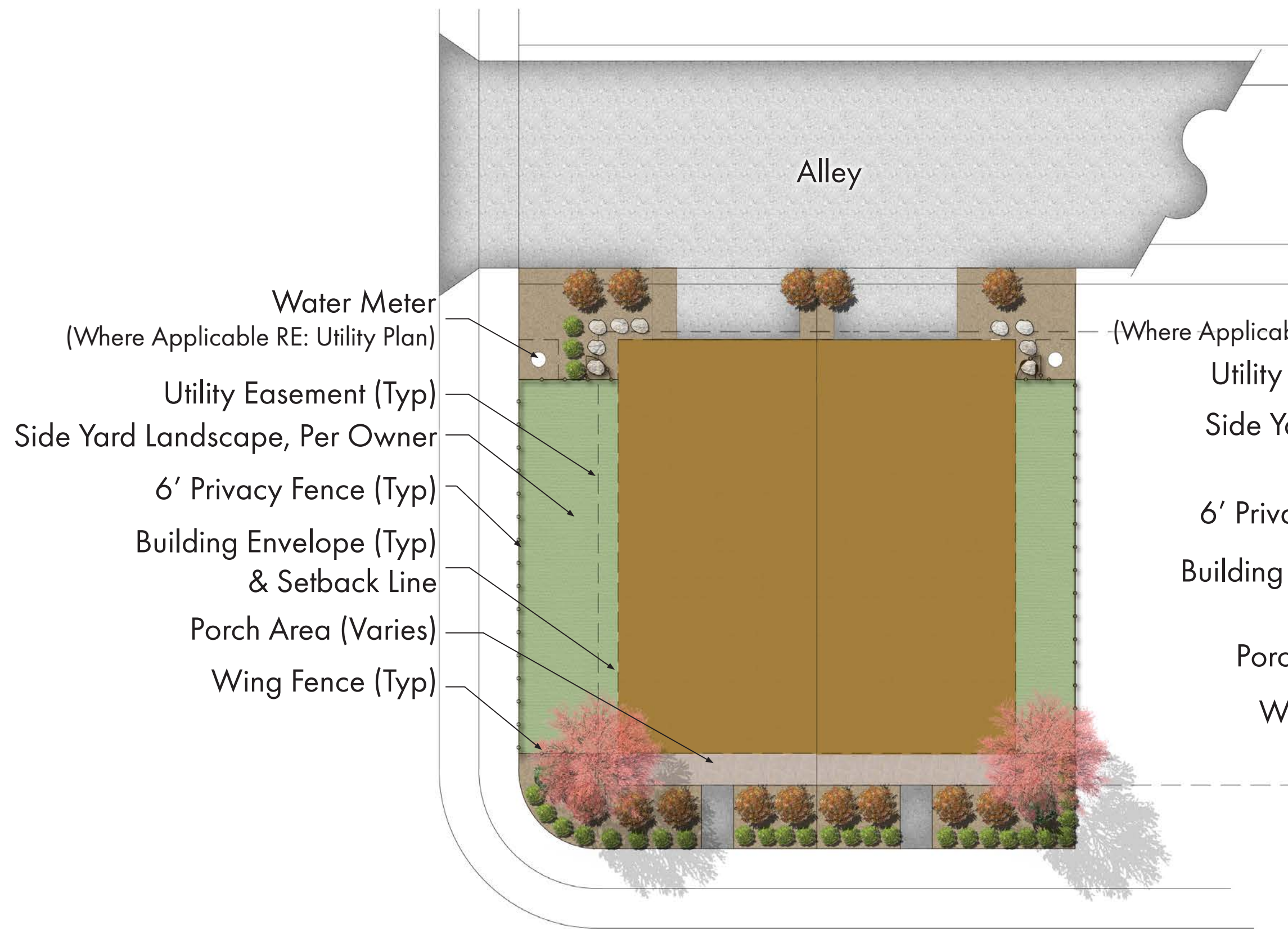
ARCHITECTURAL DIVERSITY

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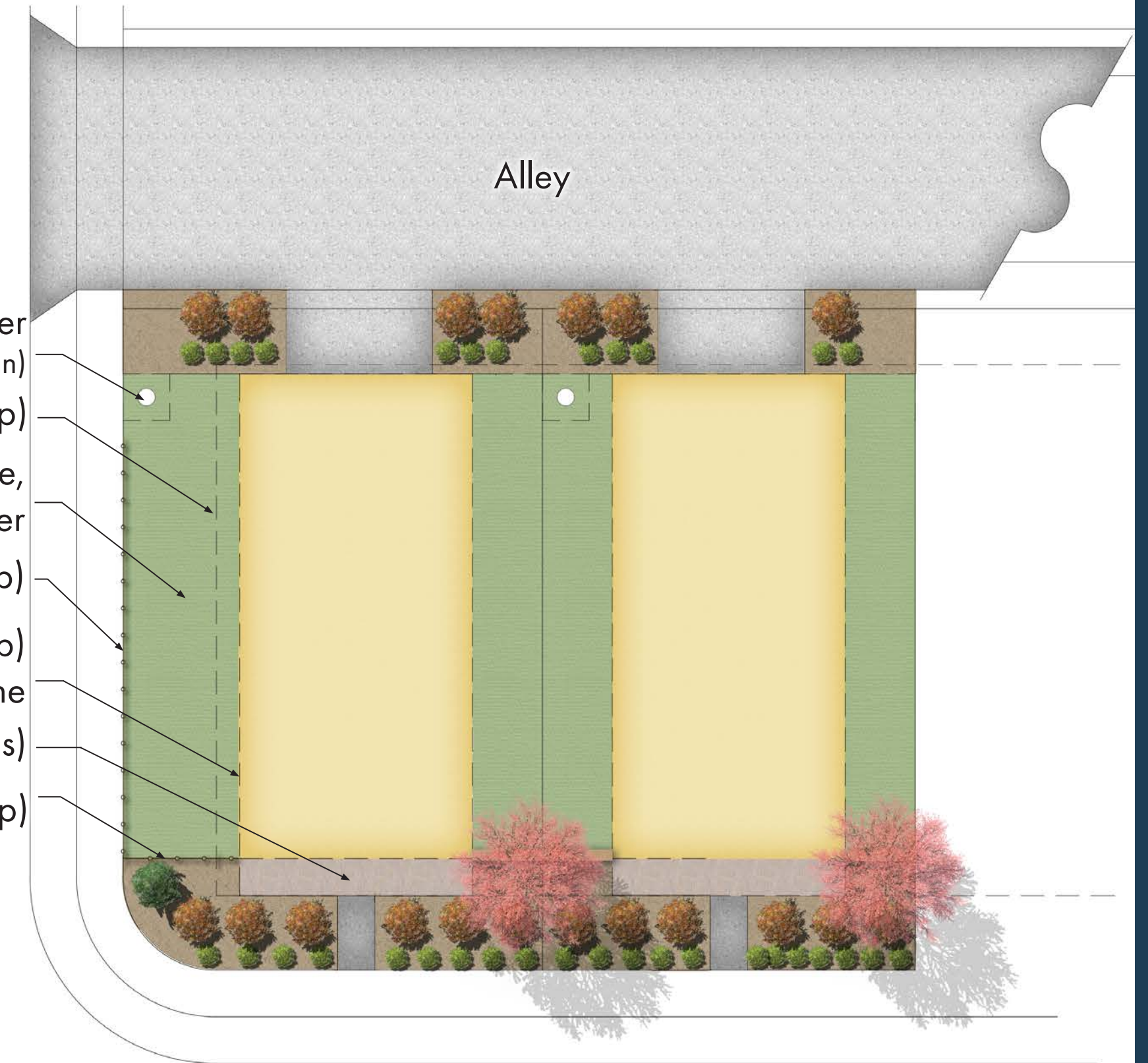


LOT TYPICALS

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



Paired Home Lot Typical



Single Family Detached Residential Lot Typical

| LOT TYPE LEGEND | |
|-----------------|---|
| PAIRED HOME: | |
| SFD: | |



NEIGHBORHOOD AMENITIES

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE



NEIGHBORHOOD AMENITIES

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE





THANK YOU
QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE