



UPLANDS

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER, COLORADO

DATE: 12.12.2024

UPLANDS

100 WEST 10TH AVENUE

WESTMINSTER, CO 80056

303.426.1100

# 164240000

NORRIS

DESIGN

ARCHITECTS

OFFICIAL DEVELOPMENT PLAN

PREPARED: 09.18.2024

REVISIONS

SUB-02: 12.12.2024

2 OF 8

PDP TEXT

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

UPLANDS

A PLANNED UNIT DEVELOPMENT

IN THE CITY OF WESTMINSTER,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 8

CONDITIONS OF APPROVAL

THESE CONDITIONS WILL SUPERSEDE OTHER CONDITIONS OR CONFLICTING STATEMENTS THAT ARE WITHIN THIS PDP.

1. THE APPLICANT SHALL PAY FOR ONE HUNDRED PERCENT (100%) OF THE COSTS OF ALL REQUIRED ON-SITE AND OFF-SITE WATER, SANITARY, SEWER, STORM SEWER, AND FLOOD CONTROL IMPROVEMENTS REQUIRED BY THE CITY OF WESTMINSTER, COLORADO, TO SUPPORT THE CONSTRUCTION OF PARCELS A, B, C, D, AND E. THE APPLICANT SHALL ENTER INTO A PIA WITH THE CITY THAT REQUIRES SURETY SUFFICIENT TO GUARANTEE THE REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS IDENTIFIED IN CONDITION 1 ABOVE FOR THE DEVELOPMENT OF PARCELS A, B, C, D, AND E IN ACCORDANCE WITH SECTION 11-6-4, V.M.C.

3. COUNCILORS BILL NO. 49, THE PDP, AND THE PARCEL A MDDP WILL BECOME EFFECTIVE UPON THE RECORDING OF A DEED IN THE REAL PROPERTY RECORDS OF ADAMS COUNTY, COLORADO, THAT CONVEYS PARCELS A, B, C, D, AND E TO THE CITY. IF A SUCH RECORD DEED TO BE PROVIDED BY WESTMINSTER CO. TO THE CITY, IF A DEED FROM PLAR OF FIRE TO WESTMINSTER CO. OR ITS ASSIGNEE IS NOT RECORDED ON OR BEFORE TWO YEARS FROM THE DATE OF APPROVAL OF COUNCILORS BILL NO. 49, THE PDP, AND PARCEL A MDDP, THEY SHALL NOT BECOME EFFECTIVE. FOR THE PURPOSES OF WESTMINSTER CHARTER SECTION 8.10 ONLY, IF THE REZONING IS APPROVED, SECOND READING OF THE APPROVING ORDINANCE SHALL BE CONSIDERED TO BE ITS EFFECTIVE DATE.

4. THE CITY OF WESTMINSTER, COLORADO, AND E SHALL BE BROUGHT TO PLANNING COMMISSION AND CITY COUNCIL FOR REVIEW AND APPROVAL.

5. ALL FUTURE SITE SPECIFIC OPDs FOR PARCELS A, B, C, D, AND E THAT INCLUDE A PARK SHALL CONTAIN A NOTE THAT STATES: "PRIVATE PARKS SHOWN ON THIS OPD SHALL BE AVAILABLE FOR USE BY THE GENERAL PUBLIC. A PUBLIC ACCESS EASEMENT SHALL BE RECORDED ON THE FINAL PLAT FOR THIS OPD."

6. NO FEWER THAN THREE HUNDRED (300) FOR RENT UNITS SHALL BE CONSTRUCTED ON PARCELS A, B, C, D, AND E. THE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER TO ENSURE THEIR LONG TERM AFFORDABILITY. SUCH UNITS SHALL BE SUBJECT TO DEED RESTRICTIONS CONSISTENT WITH THE ENTITY PROVIDING THE TAX CREDIT OR OTHER ASSISTANCE FOR THE CONSTRUCTION OF SUCH UNITS, WHICH DEED RESTRICTION SHALL BE THE MAXIMUM REQUIRED BY COLORADO HOUSING AND FINANCE AUTHORITY, MAJER HOUSING PARTNERS, OR OTHER ENTITY PROVIDING THE TAX CREDIT OR OTHER ASSISTANCE, BUT NO LESS THAN THIRTY-FIVE (35) PERCENT OF AREA MEDIAN INCOME. THE CITY OF WESTMINSTER, COLORADO, DEVELOPMENT IS APPROPRIATE TO FULFILL THIS CONDITION. THE PERMITTING AND COMPLETION PRIOR TO THE PERMITTING OF THE 1,16TH RESIDENTIAL UNIT, SUBJECT TO ALLOCATION OF NECESSARY TAX CREDITS.

7. ONE HUNDRED PERCENT (100%) OF THE PROPOSED PLD AND VIEW CORRIDORS AS SHOWN IN THE PDP SHALL BE DEDICATED TO THE CITY CONCURRENT WITH THE APPROVAL OF THE FIRST PLAT FOR PARCEL A, A MUTUALLY ACCEPTABLE EASEMENT AGREEMENT SHALL BE ENTERED INTO BETWEEN THE APPLICANT AND THE CITY TO ADDRESS MAINTENANCE UNTIL THE LAND IS DEVELOPED FOR ITS INTENDED USE.

8. IF THE CITY COUNCIL DIRECTS THE FORMATION OF A SPECIAL REVENUE FUND FOR THIS PROJECT IN ORDER TO DRECT ALL PAYMENTS OF FEES IN LIEU OF LAND DEDICATION PAID BY THE APPLICANT TO BE USED SOLELY WITHIN THE BOUNDARIES OF THIS PDP FOR IMPROVEMENTS WITHIN THE PDP, THEN THE APPLICANT SHALL PAY TO THE CITY ONE HUNDRED PERCENT (100%) OF THE ESTIMATED FEE IN LIEU TO ADJUNCT CONCURRENT WITH THE PROVISION OF THE FIRST PLAT FOR PARCEL A. IF ADJUNCT CONCURRENT UNITS BECOME 2340 UNITS, THE APPLICANT SHALL PROVIDE THE REQUIRED ADDITIONAL FEES IN LIEU AT THE TIME OF OPD APPROVAL.

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

UPLANDS

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 8

PLD TRACKING TABLES

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. THE PUBLIC LAND DEDICATION FOR UPLANDS HAS BEEN COMPREHENSIVELY PLANNED ACROSS THE FULL 233.92 ACRE COMMUNITY.

PER THE CITY OF WESTMINSTER CODE SECTION 11-6-6-93, A MINIMUM OF 12.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED TO THE CITY AS PUBLIC LAND DEDICATION. OF THIS, A MINIMUM OF 5.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED AS PHYSICAL LAND DEDICATION ACROSS THE OVERALL PDP, WITH THE REMAINING DEDICATION TO BE PROVIDED AS CASH-IN-LIEU AT THE TIME OF EACH ODP.

PER THE CITY COUNCIL CONDITIONS OF APPROVAL, UPLANDS HAS DEDICATED 40.86 ACRES OF PHYSICAL LAND AND PROVIDED CASH IN-LIEU FOR 21.99 ACRES. FOR A TOTAL OF 62.85 ACRES OF LAND, THIS DEDICATION IS BASED OFF A PROJECTED POPULATION OF 920 PERSONS FOR THE ENTIRE UPLANDS PDP. IF FUTURE ODPS INCREASE THE PROJECTED POPULATION ABOVE 920 PERSONS, ADDITIONAL CASH-IN-LIEU SHALL BE REQUIRED.

UPLANDS PUBLIC LAND DEDICATION TRACKING CHART:

PARCELS	PHYSICAL PLD ACRES REQUIRED	PLD ACRES DEDICATED PDP PLN22-0052	PLD ACRES REMAINING	VIEW CORRIDOR ACRES REQUIRED	VIEW CORRIDOR ACRES REMAINING PDP PLN22-0052
PARCEL A	21.00 AC	21.00 AC	0 AC	-	-
PARCEL B	6.06 AC	6.06 AC	0 AC	3.28 AC	0 AC
PARCEL C	3.00 AC	3.00 AC	0 AC	-	-
PARCEL D	4.24 AC	4.24 AC	0 AC	3.07 AC	0 AC
PARCEL E	-	0	-	-	-
TOTAL	34.30 AC	34.30 AC	0 AC	6.35 AC	0 AC

PROJECTED POPULATION AND CASH-IN-LIEU REQUIREMENT:

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE (DUA/AC)		MAX # OF UNITS	UNITS BY TYPE						PROJECTED POPULATION				% OF POPULATION	TOTAL BID CASH-IN-LIEU REQUIRED	PLD CASH-IN-LIEU ACRES
				SFD	OR		SFA	OR	MF	SFD	OR	SFA	MF	2.0/ UNIT	OR				
PA-A(1)	RESIDENTIAL	22.24	9.51%	4.0-5.6	124	101		124	0	303		310		0	303		372	1.40	2
PA-A(2)	RESIDENTIAL	13.98	5.98%	6.0-10.3	143	125		143	0	375		357.5		0	375		4.50	1.69	
PA-A(3)	RESIDENTIAL	20.21	8.84%	5.5-7.0	141	136		141	0	408		392.5		0	408		4.90	1.84	
PA-A(4)	RESIDENTIAL	13.67	5.84%	7.0-9.5	129	123		129	0	369		322.5		0	369		4.43	1.66	
PA-A(5)	RESIDENTIAL	18.20	7.78%	8.0-9.5	172	163		172	0	489		430		0	489		5.87	2.20	
PA-A(6)	RESIDENTIAL	23.83	10.19%	5.3-5.9	140	124		140	140	372		350		280	372		4.46	1.67	
PA-A(7)	RESIDENTIAL	18.62	7.96%	8.0-10.3	191	191		191	0	573		477.5		0	573		6.88	2.58	
PA-A(8)	RESIDENTIAL / MIXED-USE / COMMERCIAL	19.54	8.35%	20.0-25.2	491	0		203		375	0	507.5		750		13.63%	9.00	3.37	
PA-B(1)	RESIDENTIAL	16.29	6.96%	4.1-5.0	82	66		82	0	204		205		0	204		2.46	0.92	
PA-C(1A)	MIXED-USE / COMMERCIAL	13.32	5.69%	10.2-0	26	26		0	0	78		-		-	-		0.94	0.35	
PA-C(1B)	RESIDENTIAL	2.17	0.93%	0.8-36.0	70	0		0	0	70		-		140		2.58%	1.68	0.63	
PA-C(1C)	RESIDENTIAL	2.01	0.86%	0.28-9	60	0		30	60	-		75		120		2.21%	1.44	0.54	
PA-C(1D)	RESIDENTIAL	8.04	3.44%	0.28-9	240	0		112	240	-		280		480		8.86%	5.76	2.16	
PA-C(2)	MIXED-USE / COMMERCIAL	4.10	1.75%	0	0	0		0	0	-		-		-		0.00	0.00	0.00	
PA-D(1)	RESIDENTIAL	13.77	5.89%	8.0-18.0	247	111		165		247	333	412.5		484		9.1%	5.93	2.22	
PA-D(2)	RESIDENTIAL	19.60	8.38%	4.0-4.8	94	86		94	0	258		235		-		4.76%	3.10	1.16	
PA-E	OFFICE	3.10	1.32%	-	-	0		0	0	0	-	-		-		0.00	0.00	0.00	
PA-E	PRIVATE OPEN SPACE	1.23	0.53%	-	-	0		0	0	0	-	-		-		0.00	0.00	0.00	
		233.92	100.00%			2380							2922	515	1884	100.00%	65.05	24.40	4

TOTAL ACRES REQUIRED BASED ON MAXIMUM  
POPULATION PROJECTIONS (GOLDED IN TABLE)

PHYSICAL ACRES (MINIMUM OF 34 REQUIRED)

VIEW CORRIDOR ACRES

ACRES IN CASH-IN-LIEU REQUIRED

NOTE: UNITS MAY TRANSFER BETWEEN PA-C(1B) AND PA-C(1C) AT  
TIME OF SITE SPECIFIC ODP FOR EITHER PLANNING AREA. THE  
TOTAL UNIT COUNT BETWEEN PA-C(1B) AND PA-C(1C) SHALL NOT  
EXCEED 300 UNITS.



DATE: 12.12.2024

UPLANDS  
SECOND AMENDED PRELIMINARY  
DEVELOPMENT PLAN  
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN	PREPARED: 09.18.2024	REVISIONS	SUB-02: 12.12.2024
3 OF 8	PDP TEXT		

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

UPLANDS

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 8



DATE: 12.12.2024

UPLANDS  
SECOND AMENDED PRELIMINARY  
DEVELOPMENT PLAN  
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 09.18.2024
REVISIONS
SUB-02: 12.12.2024

4 OF 8  
PDP TEXT

PERMITTED / PROHIBITED LAND USES

USES	PLANNING AREA			
	C(1A)	C(1B)	C(1C)	C(1D)
<b>RESIDENTIAL USES</b>				
SINGLE-FAMILY DETACHED CATEGORY				
SINGLE-FAMILY DETACHED, FRONT LOADED	NP	NP	NP	NP
SINGLE-FAMILY DETACHED, ALLEY LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED CATEGORY				
SINGLE-FAMILY ATTACHED - PAIRED HOME, FRONT LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED - PAIRED HOME, ALLEY LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED - TOWNHOME, FRONT LOADED	NP	NP	NP	NP
SINGLE-FAMILY ATTACHED - TOWNHOME, ALLEY LOADED	P*	P	P	P*
MULTI-FAMILY & OTHER CATEGORY				
MULTI-FAMILY	P*	P	P	P*
LIVE/WORK	P	P*	P*	P
ACCESSORY DWELLING UNIT	NP	NP	NP	NP
BOARDING ROOM & HOUSES	NP	NP	NP	NP
NURSING HOME/FACILITIES	P	P	P	P
MOBILE HOME PARKS	NP	NP	NP	NP
GROUP CARE FACILITIES	C	C	C	C
INSTITUTIONAL CARE FACILITIES (INCLUDING HALFWAY HOUSES)	NP	NP	NP	NP
DOMESTIC VIOLENCE HOMES	C	C	C	C
<b>CIVIC &amp; COMMUNITY USES</b> (AS DEFINED ON SHEET 7 OF THE ORIGINAL APPROVED PDP)	P	P	P	P
<b>GENERAL USES</b>				
PUBLIC UTILITIES	P	P	P	P
TEMPORARY CONSTRUCTION & REAL ESTATE BUILDINGS (PER W.A.C. 11-4-6)	P	P	P	P
ALL USES OWNED & OPERATED BY THE CITY	P	P	P	P
WIRELESS COMMUNICATIONS FACILITIES (PER W.A.C. 11-4-6)	P	P	P	P
PUBLIC SCHOOLS	P	P	P	P

ONLY WHEN COMBINED WITH COMMERCIAL USES,  
PERMITTED AS SECONDARY USE ONLY.



KEY:  
PERMITTED USES, INDICATED AS "P", ARE ALLOWED AS A RIGHT.  
NOT PERMITTED USES, INDICATED AS "NP", ARE NOT ALLOWED AS A RIGHT.

CONDITIONAL USES, INDICATED AS "C", ARE ALLOWED UPON A  
DETERMINATION THAT THEY MEET THE CONDITIONS SPECIFIED IN  
SECTION 11-4-8 W.A.C.



SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

UPLANDS

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 8

PERMITTED / PROHIBITED LAND USES CONT.

USES	PLANNING AREA			
	C(1A)	C(1B)	C(1C)	C(1D)
<b>OFFICE &amp; SIMILAR USES</b> (ALL USES PERMITTED IN B* & C1, W.M.C. 11-4-6, EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)	P	NP	NP	P
<b>BUSINESS &amp; COMMERCIAL USES</b> (ALL USES PERMITTED IN C(1A), C(1B), AND C(1D), W.M.C. 11-4-6, EXCEPT AS OTHERWISE SPECIFIED IN THIS TABLE)	P	NP	NP	P
AUTOMOBILE ACCESSORY STORE	P	NP	NP	P
AUTOMOBILE RENTAL OFFICE	P	NP	NP	P
AUTOMOBILE WASH FACILITY	P	NP	NP	P
DRUG STORE/CONVENIENCE STORE W/ DRIVE THRU	P	NP	NP	P
FAST FOOD RESTAURANT/SNACKS W/OUT DRIVE THRU	P	NP	NP	P
FAST FOOD RESTAURANT/SNACKS W/ DRIVE THRU	P	NP	NP	P
GASOLINE STATION/CONVENIENCE STORE	P	NP	NP	P
TATTOO PARLOR/BODY PIERCING PARLOR	P	NP	NP	P
CHURCHES	P	NP	NP	P
BAR/ NIGHT CLUB/ TAVERN USES ARE PERMITTED BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES	P	NP	NP	P
INDOOR ENTERTAINMENT ESTABLISHMENTS, INCLUDING AMUSEMENT CENTERS, BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES ARE PERMITTED, BUT LIMITED TO NO MORE THAN 5 BILLIARD TABLES.	P	NP	NP	P
CLEANING/ LAUNDRY/ TAILOR/ FUR STORAGE USES, NO ON-SITE CLEANING	P	NP	NP	P
MASSAGE THERAPISTS (MASSAGE PARLORS ARE PROHIBITED)	P	NP	NP	P
ADULT BUSINESSES	NP	NP	NP	NP
<b>INDUSTRIAL USES</b>	NP	NP	NP	NP
<b>OPEN &amp; AGRICULTURAL USES</b>				
CROP PRODUCTION (TIMED TO COORDINATE WITH PROJECT PHASING)	P	P	P	P
GRAVEL, MINERAL, SAND EXTRACTION UPON PERMIT GRANTED PURSUANT TO THIS CODE	NP	NP	NP	NP
PRIVATE COUNTRY CLUBS	NP	NP	NP	NP
PUBLIC OR PRIVATE GOLF COURSES	NP	NP	NP	NP
RIDING STABLES & ACADEMIES	NP	NP	NP	NP
WATER RESERVOIRS	NP	NP	NP	NP

KEY:

PERMITTED USES, INDICATED AS "P", ARE ALLOWED AS A RIGHT.  
NOT PERMITTED USES, INDICATED AS "NP", ARE NOT ALLOWED AS A RIGHT.  
CONDITIONAL USES, INDICATED AS "C", ARE ALLOWED UPON A DETERMINATION THAT THEY MEET THE CONDITIONS SPECIFIED IN SECTION 11-4-3 W.M.C.



DATE: 12.12.2024

UPLANDS  
SECOND AMENDED PRELIMINARY  
DEVELOPMENT PLAN  
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 09.18.2024
REVISIONS
SUB-02: 12.12.2024
5 OF 8
PDP TEXT





SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN  
UPLANDS  
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 8

LAND USE CHART

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE (MIN (DUA/C)	MAX # OF UNITS	TYPE OF DWELLING UNITS	MAX UNITS BY TYPE (8)						MAX HEIGHT	MIN / MAX NON-RESIDENTIAL SF
							MAX SFD	MAX R	MAX O	MAX SFA	MAX R	MAX MF		
PA-A(1)	RESIDENTIAL	27.24 AC	9.51%	4.0-5.6	124	SFD, SFA	101			124			40	-
PA-A(2)	RESIDENTIAL	13.84 AC	5.35%	4.0-5.6	141	SFD, SFA	128			141			40	-
PA-A(3)	RESIDENTIAL	20.27 AC	8.86%	5.5-9.0	141	SFD, SFA	138			141			40	-
PA-A(4)	RESIDENTIAL	13.67 AC	5.84%	7.0-9.5	129	SFD, SFA	123			129			40	-
PA-A(5)	RESIDENTIAL	18.29 AC	7.78%	8.0-9.5	172	SFD, SFA	163			172			40	-
PA-A(6)	RESIDENTIAL	23.83 AC	10.19%	5.2-5.9	140	MF	124			140			50	-
PA-A(7)	RESIDENTIAL	18.62 AC	7.58%	8.0-10.3	191	SFD, SFA	191			191			40	-
PA-A(8)	MIXED-USE / COMMERCIAL	19.54 AC	8.39%	20.0-25.2	491	SFA	-			203			50	MIN 30,000 SF COMM. MAX 1.0 FAR
PA-B(1)	RESIDENTIAL	16.29 AC	6.58%	4.15-5.0	82	SFD, SFA	68			82			40	-
PA-B(2)	RESIDENTIAL	13.32 AC	5.09%	1.0-2.0	25	SFD	25			-			40	-
PA-C(4)	MIXED-USE / COMMERCIAL	2.17 AC	0.93%	8.0-36.0	70	MF	-			-		70	65	COMM
PA-C(5)	RESIDENTIAL	2.07 AC	0.86%	0.0-29.9	60	MF, SFA	-			30		60	65	-
PA-C(6)	RESIDENTIAL	8.04 AC	3.44%	0.0-29.9	240	MF, SFA	-			112		240	65	-
PA-C(7)	MIXED-USE / COMMERCIAL	4.10 AC	1.75%	0.0	0	-	-			-		0	65	FAR MIN 0.1-1.5 MAX FAR MIN 0.1-1.5 MAX COMM
PA-D(1)	RESIDENTIAL	17.74 AC	6.98%	8.0-13.0	247	MF, SFD, SFA	111			165		247	65	-
PA-D(2)	OFFICE	3.10 AC	1.33%	4.0-4.9	84	SFD, SFA	88			94		-	65	MIN 47,000 SF MAX FAR 0.35
PA-E	PRIVATE O.S.	1.23 AC	0.53%	-	-	-	-			-		-	-	-
		233.92 AC	100%	-	2350	-	-			-		-	-	-

NOTE: UNITS MAY TRANSFER BETWEEN PA-C(6) AND PA-C(7) AS LONG AS THE TOTAL UNIT COUNT BETWEEN PLANNING AREA THE TOTAL UNIT COUNT BETWEEN PA-C(6) AND PA-C(7) SHALL NOT EXCEED 300 UNITS.

14

4



UPLANDS

DATE: 12.12.2024

UPLANDS  
SECOND AMENDED PRELIMINARY  
DEVELOPMENT PLAN  
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN  
PREPARED: 09.18.2024  
REVISIONS  
SUB-02: 12.12.2024

8 OF 8  
PDP CHARTS