



UPLANDS PLANNING AREAS A(7)
CITY COUNCIL

September 9, 2024

UPLANDS UPDATE: MODP COMPLIANCE

PLANNING AREA	PDP/MODP (MAX # OF UNITS)	SITE SPECIFIC ODP	DIFFERENCE
A(1)	124	78	-46
A(2)	143	135	-8
A(3)	141	127	-14
A(4)	129	125	-4
A(5)	172	166	-6
A(6)	140		
A(7)	191	180	-11
A(8)	491		
Total	1531		-89

VICINITY MAP



CONCEPT REVIEW RECAP



KEY DISCUSSION POINTS

- » Confirm exceptions don't allow for additional density within the neighborhood
- » Finalize details of parking exception
- » Finalize details of private outdoor space

EXCEPTIONS

CONCEPT REVIEW

ODP

Parking	Parking
SFD: 50% Yard Landscape Area	SFD: Front yard trees and shrubs
SFA: 40% Overall Landscape Area	SFA: 40% Overall Landscape Area
Lot Size & Private Outdoor Space	Lot Size & Private Outdoor Space
	Roof Pitch

PDP/MODP COMPLIANCE A(7)



OVERALL	PDP/MODP	PROVIDED
PUBLIC LAND DEDICATION AND VIEW CORRIDOR	40.75 AC required	40.75 AC provided
PUBLICLY ACCESSIBLE PRIVATE PARKS	4% publicly accessible private parks = 4.5 Acres (B1, A1, A2, A4, A5, A7, C2)	APPROVED - 7.2% publicly accessible private parks 6.73 Acres provided (B1, A1, A2, A4, A5, A7, C2)
AFFORDABLE HOUSING	Minimum 300 for rent homes at no more than 80% AMI	In Process Maiker: ~70 for rent homes in ODP review APPROVED C(2): ~247 for rent homes



A7 NEIGHBORHOOD	PDP/MODP		PROVIDED	
UNIT COUNT	Max 191 homes Min 0% single-family attached Max 100% single-family detached		180 homes proposed 68 single-family attached proposed (38%) 112 single-family detached proposed (62%)	
GROSS DENSITY	Max. 8.0 - 10.3 du/ac		9.67 du/ac provided	
PUBLICLY ACCESSIBLE PRIVATE PARKS	Min. 4.0% required		4.1% provided	
PERIMETER SETBACKS	Federal Blvd.	50' w/ MEWS 65' w/o MEWS	Federal Blvd.	50' w/ MEWS 65' w/o MEWS
	84th Ave.	15'	84th Ave.	15'
BUILDING FORMS	1 required		2 provided	

NEIGHBORHOOD PLAN A(7)



LAND USE DATA CHART

» 180 homes

→ 82 Single-Family Detached 2-Story

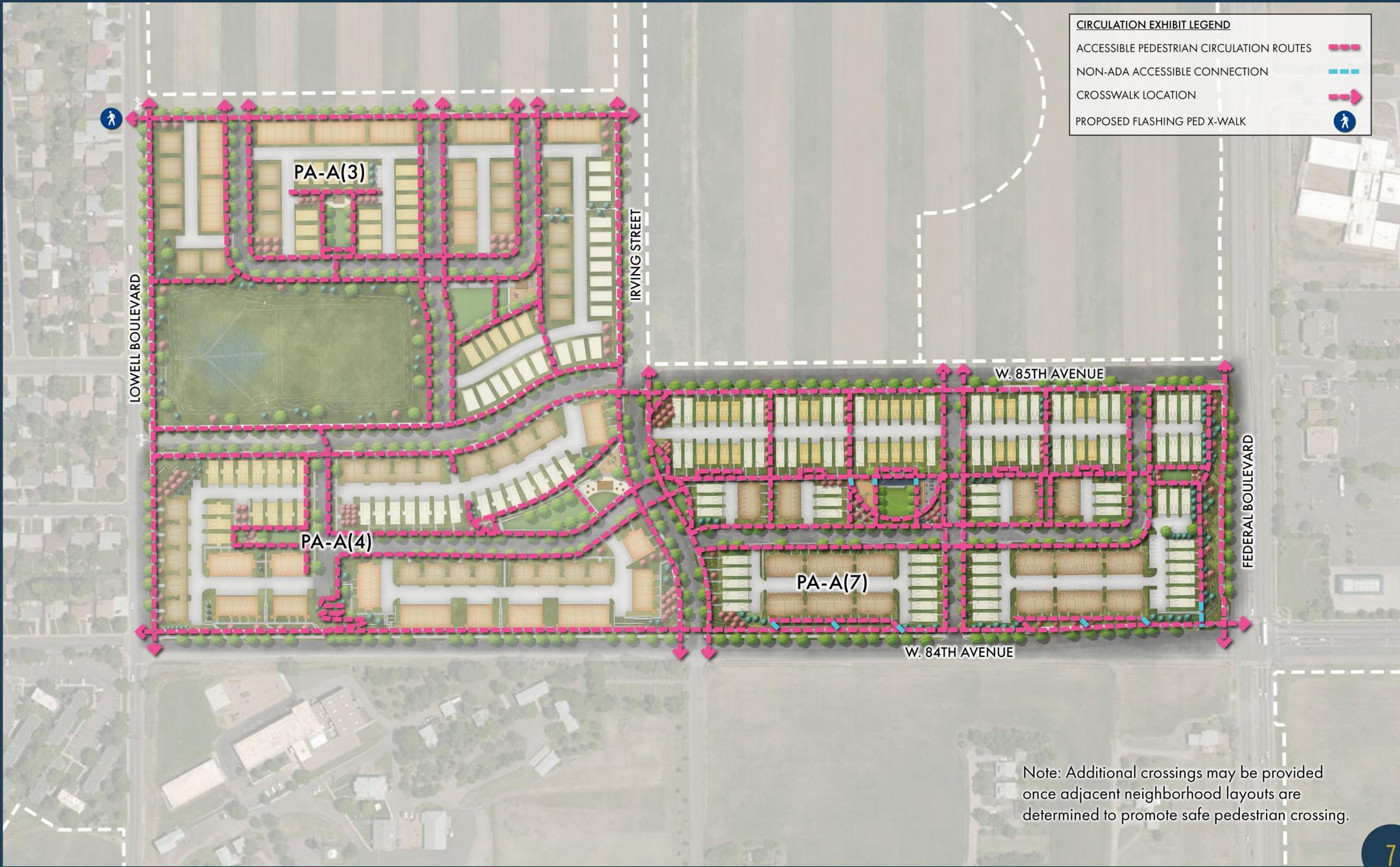
→ 30 Single-Family Detached 3-Story

→ 68 Single-Family Attached 2-Story Townhomes

» 9.67 DU/AC

» 34'-3" max building height

PA-A(7) CIRCULATION PLAN





PA-A(7) FEDERAL BLVD. LANDSCAPE BUFFER



PA(7) PUBLICLY ACCESSIBLE PRIVATE PARK

ARCHITECTURAL DIVERSITY
SINGLE-FAMILY DETACHED COTTAGE 2-STORY - A(7)



3 FLOOR PLANS

~1,308 - 1,507
SQUARE FOOT
HOMES

2 CAR ALLEY LOADED
GARAGE OR
OPTIONAL 1 CAR ALLEY
LOADED GARAGE

PRAIRIE,
SHINGLE, &
BUNGALOW
ELEVATION STYLES

STANDARD FEATURES:

TANKLESS WATER HEATERS

220V OUTLETS IN GARAGES

GENERAL COMMITMENT TO MEET AND EXCEED THE
ENERGY AND BUILDING CODE REQUIREMENTS

ENERGY STAR AND WATERSENSE COMPLIANT

ARCHITECTURAL DIVERSITY
SINGLE-FAMILY DETACHED COTTAGE 3-STORY - A(7)



2 FLOOR PLANS

~ 1,663 - 1,785
SQUARE FOOT
HOMES

2 CAR ALLEY
LOADED GARAGE

PRAIRIE &
SHINGLE
ELEVATION STYLES

STANDARD FEATURES:

TANKLESS WATER HEATERS

220V OUTLETS IN GARAGES

GENERAL COMMITMENT TO MEET AND EXCEED THE
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ARCHITECTURAL DIVERSITY
SINGLE-FAMILY ATTACHED TOWNHOMES - A(7)

FARMHOUSE



CRAFTSMAN

RUSTIC

3 FLOOR PLANS

~1,449 - 1,643
SQUARE FOOT
HOMES

2 CAR GARAGE

RUSTIC, CRAFTSMAN,
& FARMHOUSE
ELEVATION STYLES

STANDARD FEATURES:

TANKLESS WATER HEATERS

220V OUTLETS IN GARAGES

GENERAL COMMITMENT TO MEET AND EXCEED THE
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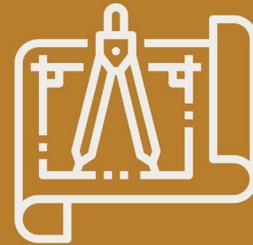
EXCEPTIONS



HOUSING DIVERSITY
MISSING MIDDLE HOUSING



PEDESTRIAN
FRIENDLY



PUD DESIGN
& INNOVATION



THOUGHTFUL
WATER USE

EXCEPTION

GUEST PARKING

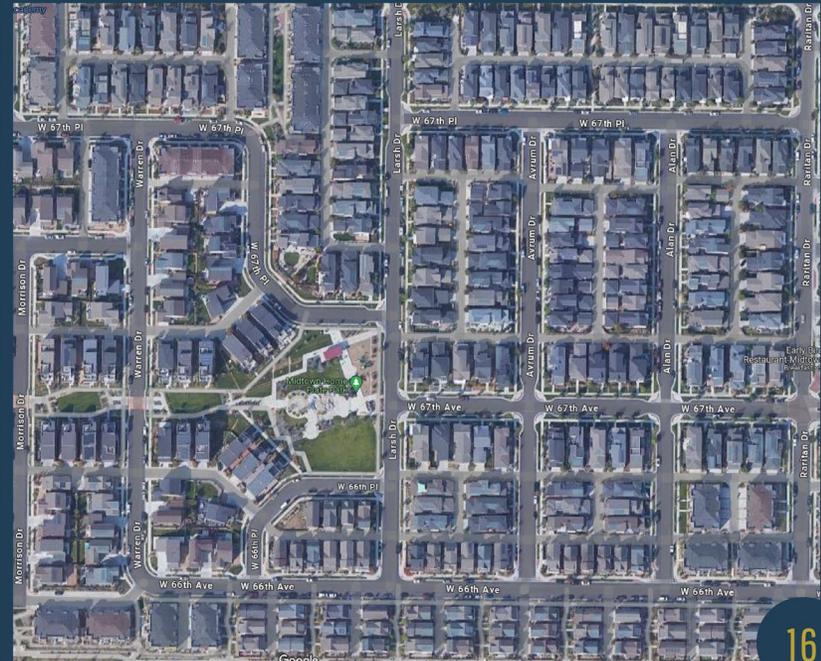
PARKING REQUIREMENTS				
	TYPE	UNIT CT	REQUIRED	PROVIDED
SFA	Off-street (2/unit)	68	136	136
	Guest (1/3)		23	160
SFD	Driveway (2/unit)	112	224	196
	Enclosed (2/unit)		224	196
Total		180	607	492

SHARED PARKING BREAKDOWN			
	TYPE	REQUIRED	PROVIDED
Internal ROW	Standard		136
	Accessible		3
	Subtotal		139
Surface	Standard		18
	Accessible		2
	Van-Accessible		1
	Subtotal		21
Total		23 SFA / 224 SFD = 247	160
ADDTL. ROW Parking	84th Ave	0	19

- ✓ Neighborhood benefits from BRT stops along Federal Blvd.
- ✓ 28 homes have a 1-car garage to address affordability in providing varying housing formats changing demographics
- ✓ 2.73 parking spaces/unit
- ✓ 3 surface spaces were added in response to Planning Commission comments

PA-A(7) PARKING SUMMARY





PARKING EXCEPTION A(7)

Parking Summary

11-4-7. - PUD - PLANNED UNIT DEVELOPMENT DISTRICT

(B) General Provisions:

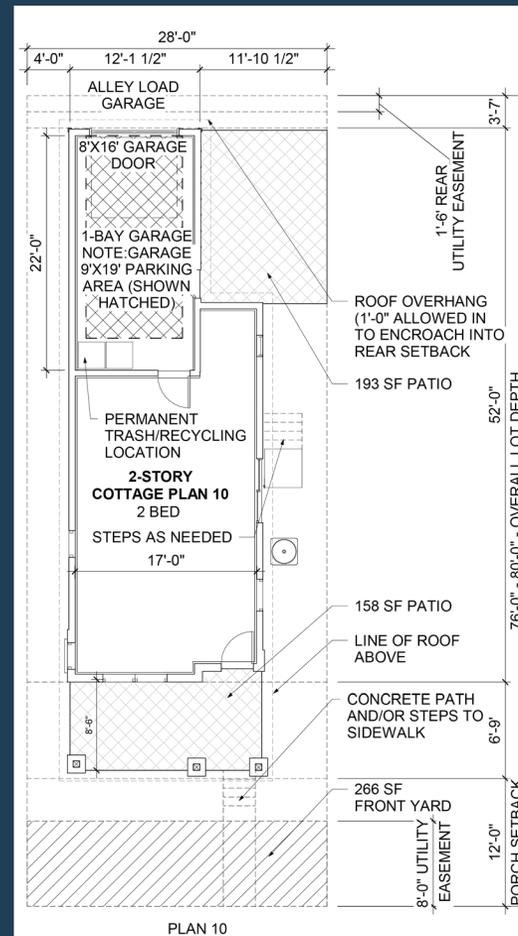
- integrates the land uses and site considerations for the land as a unit
- to provide for diversification and flexibility in housing types, housing prices, and overall design

11-7-4. - OFF-STREET PARKING STANDARDS

(i) SFD: Four spaces per unit, with two spaces enclosed in a garage and two spaces in driveway, **except that parking for neo-traditional developments may be reduced by the Planning Manager on a case-by-case basis, upon a finding that less parking is needed based upon the design of the development**

(ii) SFA: Two spaces per efficiency, one-bedroom, **two-bedroom, and three-bedroom unit**; three spaces per four- or more bedroom unit; and **one space per three units for guest parking.**

	BEDROOMS	SF	UNITS	PARKING RATIO	REQUIRED	PROVIDED
SFA	3	1,449 - 1,643	68	2.33/unit	159	
SFD	2	1,308	28	2.33/unit	66	
	3	1,425 - 1,663	68	2.33/unit	159	
	3 w/ optional 4	1,785	16	4/unit	64	
TOTAL			180		448	492



PLAN 10
1,577 TOTAL SQ. FT.
158 SF FRONT PATIO
193 SF REAR PATIO
266 SF FRONT YARD
TOTAL OUTDOOR 617 SF



2 COTTAGE - PLAN 10 - BUNGALOW - FRONT ELEVATION
3/32" = 1'-0"
40% MASONRY AT FRONT



1 COTTAGE - PLAN 10 - BUNGALOW - REAR ELEVATION
3/32" = 1'-0"

EXCEPTION

LANDSCAPE REGULATIONS

- Overall landscape area of site for single-family attached

MODP BUILDING DESIGN

CHARACTERISTICS:

- Roof Pitch
 - Minor roofs on SFA and SFD
- Lot size and private outdoor space

LOT SIZE AND PRIVATE OUTDOOR SPACE				
	MODP		UPLANDS A7	
	SINGLE-FAMILY ATTACHED	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED	SINGLE-FAMILY DETACHED
LOT DEPTH	80'	90'	69'	72'
REAR SETBACK	5'	5'	3'	
SIDE SETBACK	-	7'	-	4'
CORNER SETBACK	-	14'	-	10'
PRIVATE OUTDOOR SPACE	15' min depth	20' x 20' rear yard	122 SF combined porches, decks and yards	508 SF combined porches, decks and yards



HOUSING DIVERSITY
MISSING MIDDLE HOUSING



PUD DESIGN
& INNOVATION



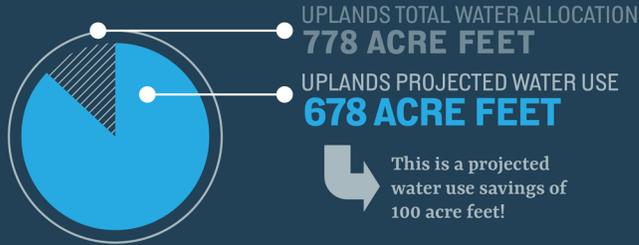
PEDESTRIAN
FRIENDLY



THOUGHTFUL
WATER USE

UPLANDS | WATER CONSERVATION

WHAT WE SAID AT PDP:



HOW WE ACHIEVE THE SAVINGS:

1 INTENTIONAL APPROACHES OUTSIDE THE HOME



UPLANDS APPROACH

We use water smart practices for landscaping on lots and tracts:

- 25%-50% Typical lot size
- Decrease on-lot landscaping area
- Further reduced turf areas
- Special turf blend
- Low water-use landscaping



2 INTENTIONAL APPROACHES INSIDE THE HOME



30% SAVINGS

Proposed homes incorporate WaterSense appliances that save approximately 30% on water use.

With the approval and ultimate built environment both Uplands and the City solidify this savings!

DEMONSTRATED SAVINGS SO FAR:

WATER USAGE BY NEIGHBORHOOD/PLANNING AREAS - APPROVED ODPs

PA	PDP PROJECTION	ODP COMPLIANCE
PA-A2	23 ACRE FEET	23 ACRE FEET
PA-A4	26 ACRE FEET	26 ACRE FEET
PA-B1	25 ACRE FEET	24 ACRE FEET
PA-A1	20 ACRE FEET	20 ACRE FEET
PA-A5	42 ACRE FEET	42 ACRE FEET
PA-A7	47 ACRE FEET	43 ACRE FEET
PA-C2	32 ACRE FEET	32 ACRE FEET

WATER SMART LANDSCAPING EXAMPLES



Smaller lots utilizing native planting strategies and special turf blend to reduce water needs.



Tract areas make use of a wider array of softscape materials to add interest and decrease water reliance while thoughtfully deploying turf to accommodate park activities.

11-5-15. -- STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO OFFICIAL DEVELOPMENT PLANS.

(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:

- ☑ (1) The plan is in conformance with all City Codes, ordinances, and policies.
- ☑ (2) The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).
- ☑ (3) The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.
- ☑ (4) For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.
- ☑ (5) The plan is compatible and harmonious with existing public and private development in the surrounding area.
- ☑ (6) The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.
- ☑ (7) The plan has no significant adverse impacts on future land uses and future development of the immediate area.
- ☑ (8) The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.
- ☑ (9) Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.
- ☑ (10) The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.
- ☑ (11) Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.
- ☑ (12) Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.
- ☑ (13) Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.
- ☑ (14) Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.
- ☑ (15) Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.
- ☑ (16) Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.
- ☑ (17) The applicant is not in default or does not have any outstanding obligations to the City.

PDP/MODP COMPLIANCE SUMMARY

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THANK YOU
QUESTIONS?

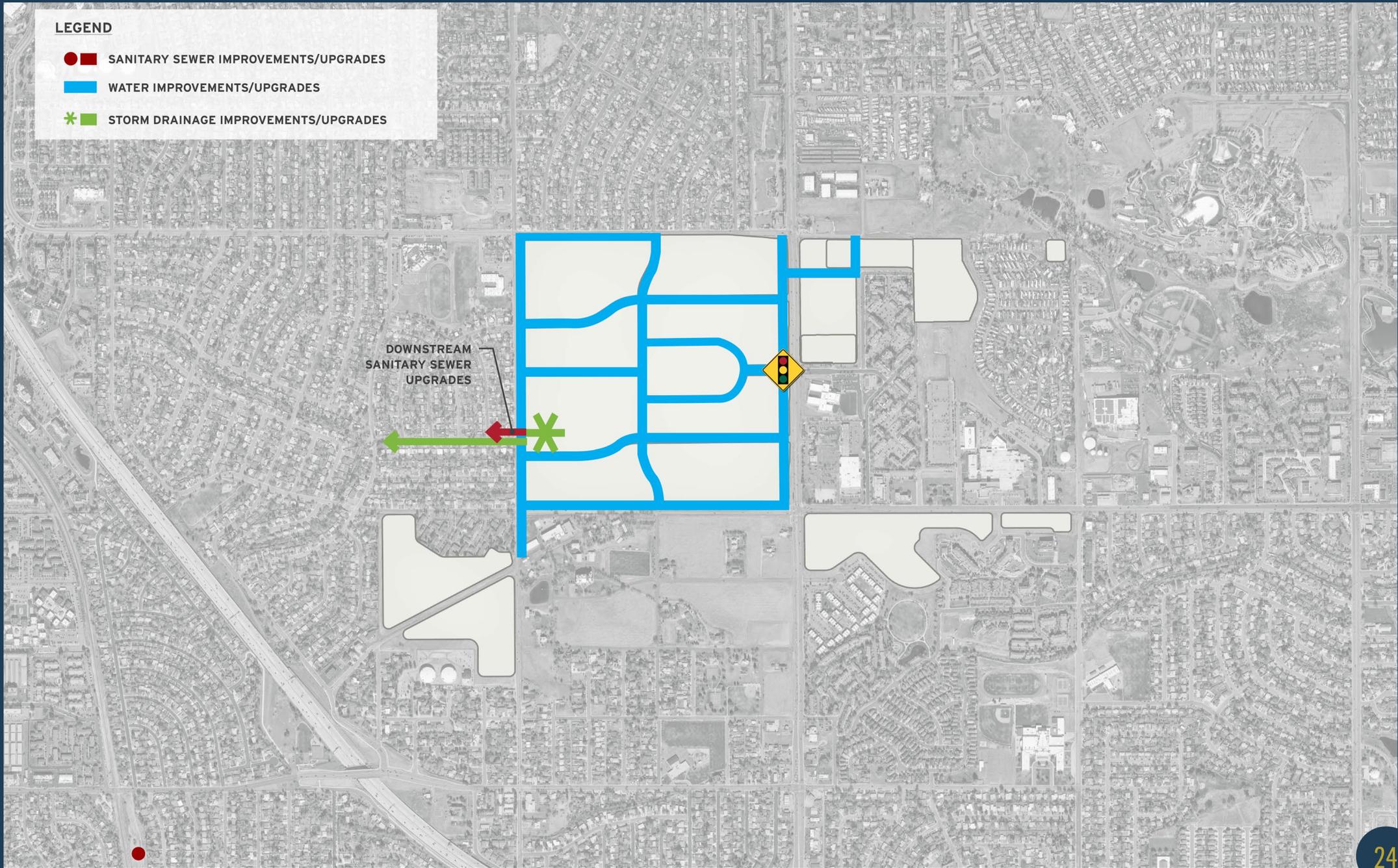
BACKUP SLIDES

UPLANDS UPDATE

PUBLIC IMPROVEMENTS

LEGEND

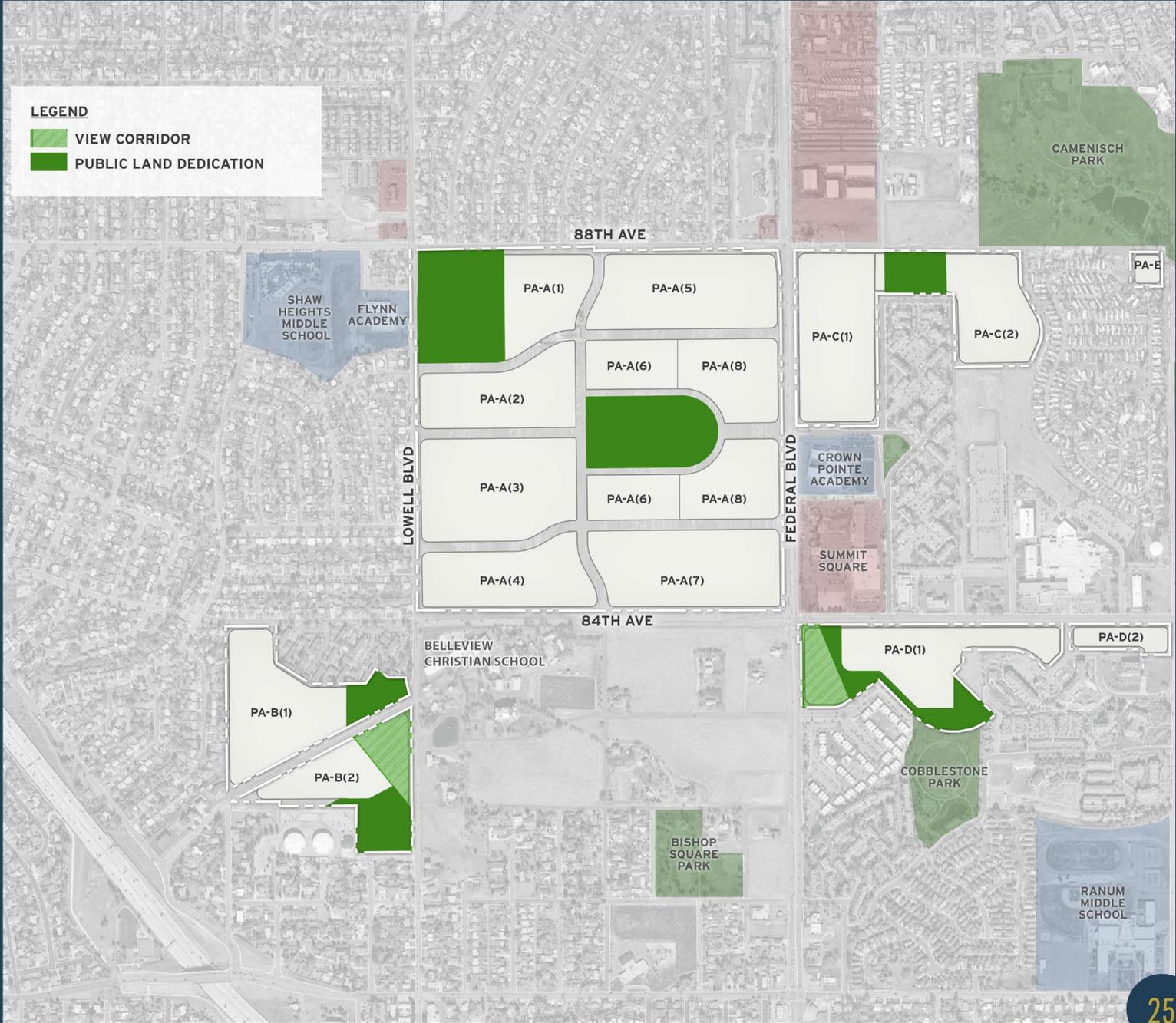
-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES



UPLANDS UPDATE

Public Land Dedication

11.00 ACRES	PARCEL A: NW
10.00 ACRES	PARCEL A: CENTRAL
6.06 ACRES	PARCEL B
3.00 ACRES	PARCEL C
4.24 ACRES	PARCEL D
34.30 ACRES	TOTAL PUBLIC LAND DEDICATION
6.35 ACRES	VIEW CORRIDOR



WESTMINSTER COMP PLAN 2013

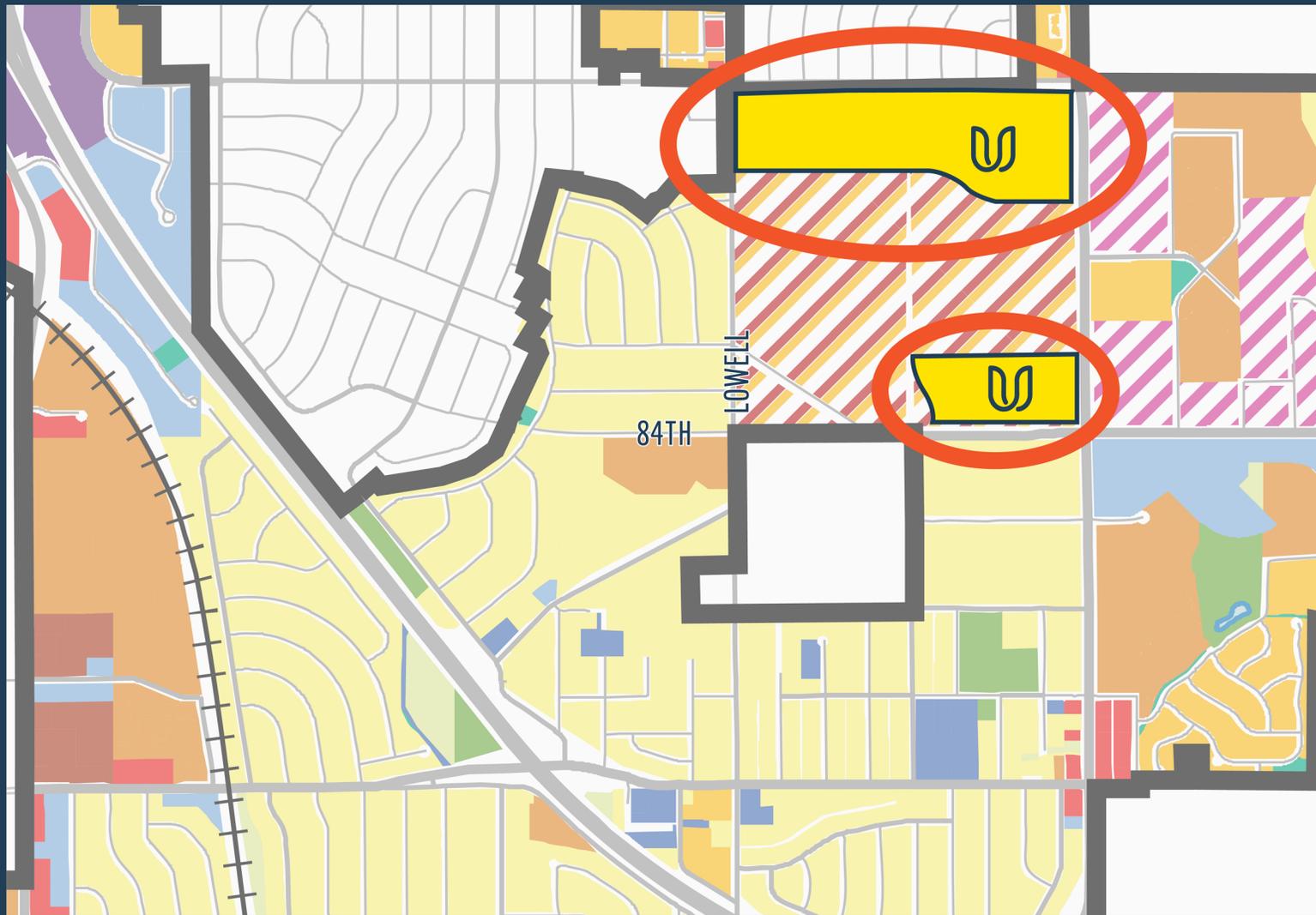


Figure 2-2: Land Use Diagram

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

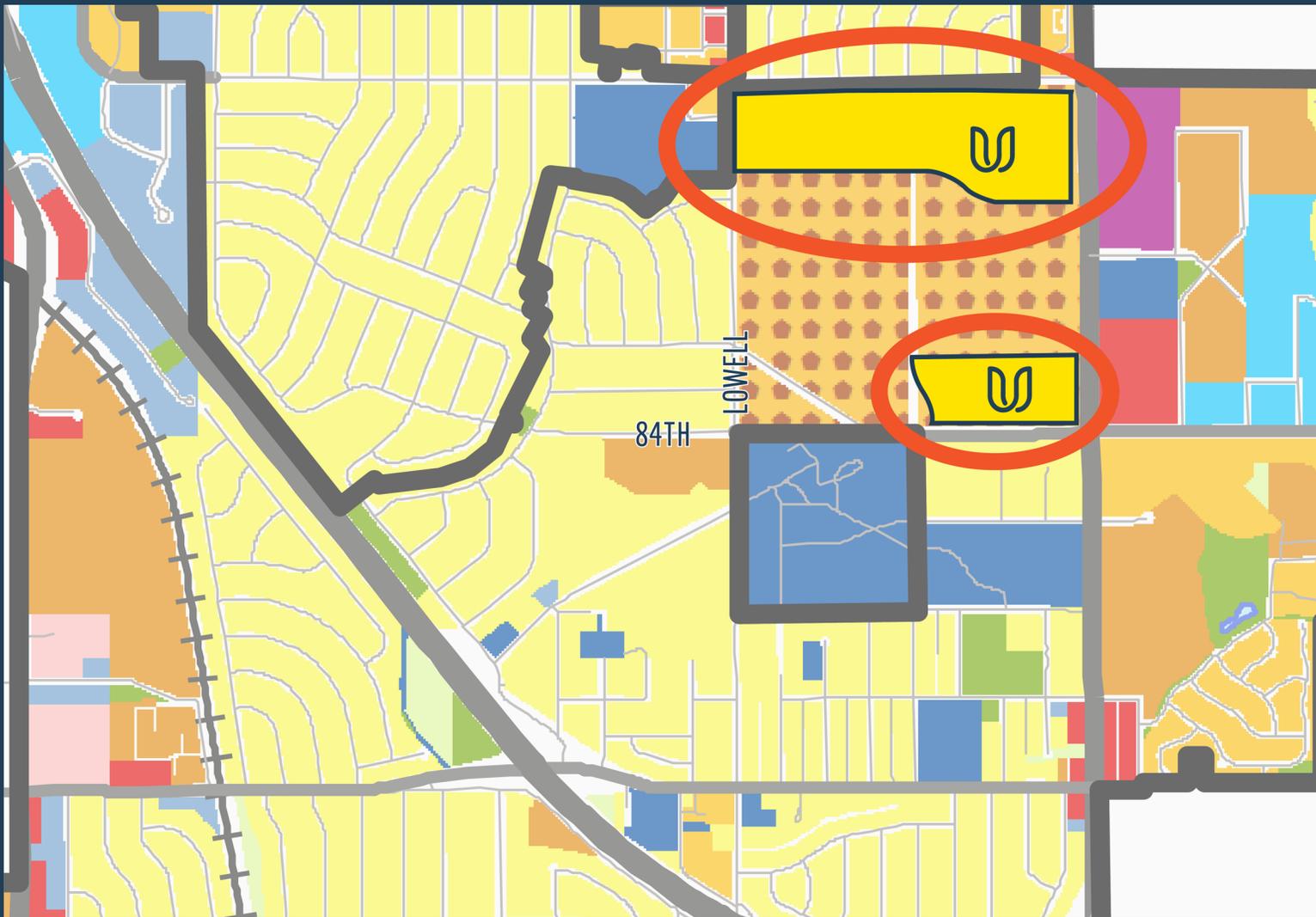
2-9

TRADITIONAL MIXED USE

DENSITY MAX: 18.0 DU/AC
MAX 1.0 FAR

- PERMITTED USES:
- 👍 SINGLE-FAMILY DETACHED
 - 👍 OFFICE
 - 👍 SINGLE-FAMILY ATTACHED
 - 👍 RETAIL
 - 👍 CONDOMINIUMS
 - 👍 COMMERCIAL
 - 👍 APARTMENTS

WESTMINSTER COMP PLAN 2040



MIXED USE
NEIGHBORHOOD

DENSITY MAX: 18.0 DU/AC

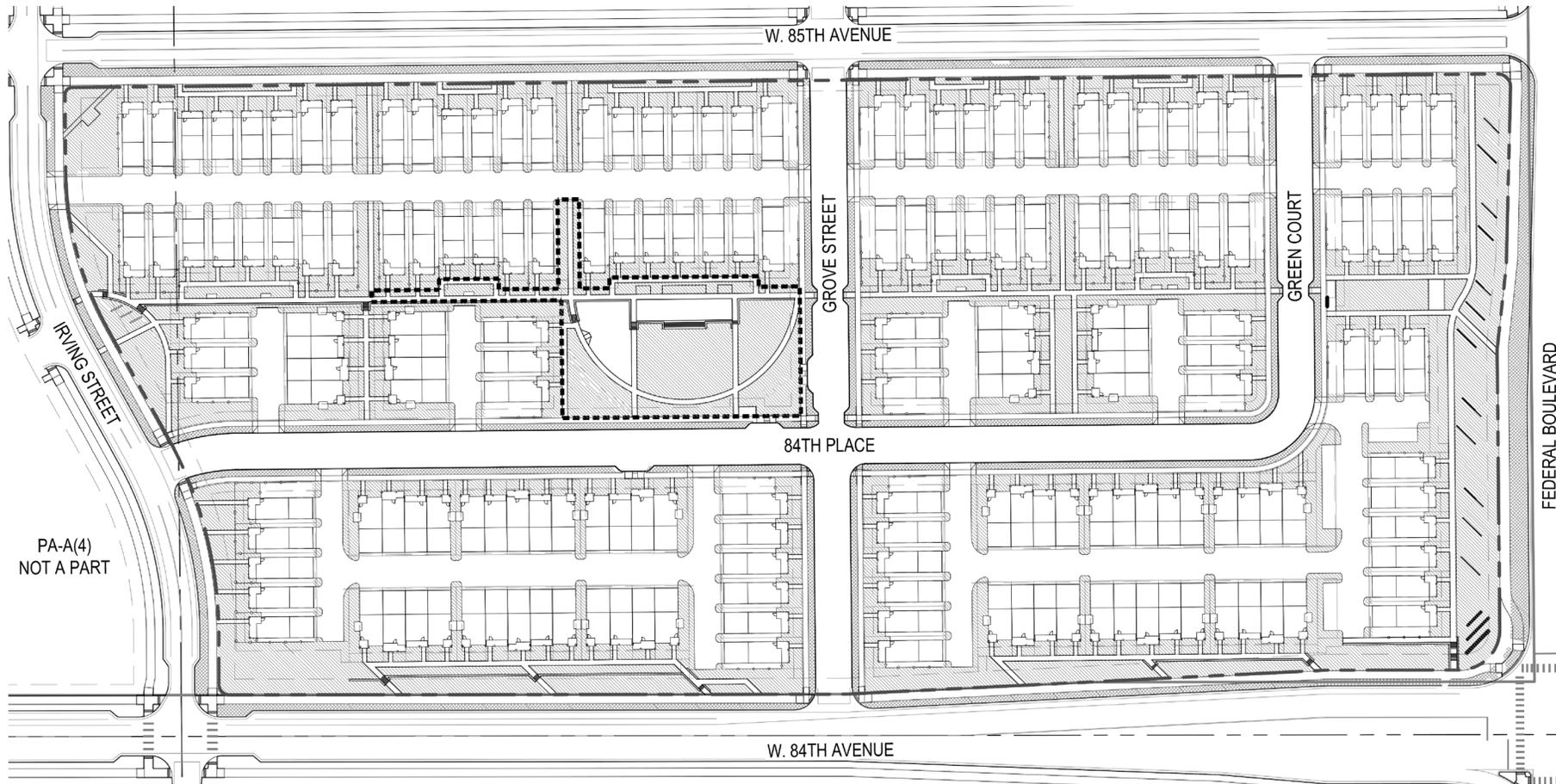
PERMITTED USES:

- 👍 MULTI-FAMILY
- 👍 TOWNHOMES
- 👍 SINGLE-FAMILY
- 👍 OFFICES

- 👍 PERSONAL SERVICES
- 👍 RETAIL
- 👍 COMMERCIAL
- 👍 LIVE/WORK

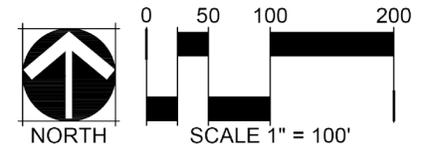
BACKUP SLIDES
A7

PA-A(7) TOTAL LANDSCAPE AREA EXHIBIT



LEGEND

- LANDSCAPE AREA (ROW EXCLUDED)
- RIGHT OF WAY
- PUBLICLY ACCESSIBLE PRIVATE PARK BOUNDARY (32,912 SF)



PA-A(4)
NOT A PART

A(7) LANDSCAPE



PLAN C PLAN B PLAN A PLAN C 52% MASONRY

FARMHOUSE



PLAN C PLAN A PLAN B PLAN C 51% MASONRY

RUSTIC



PLAN C PLAN B PLAN A PLAN C 50% MASONRY

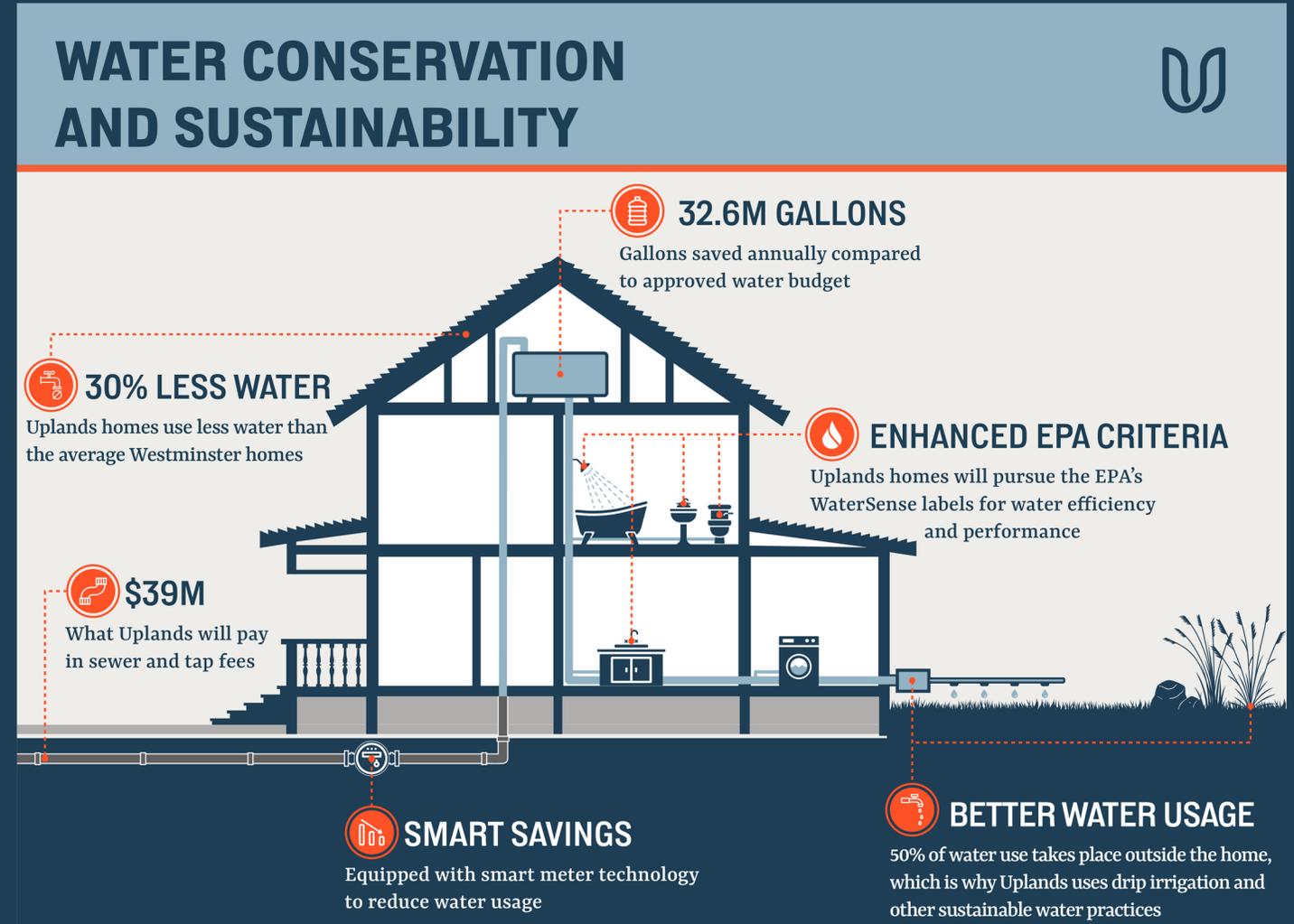
CRAFTSMAN



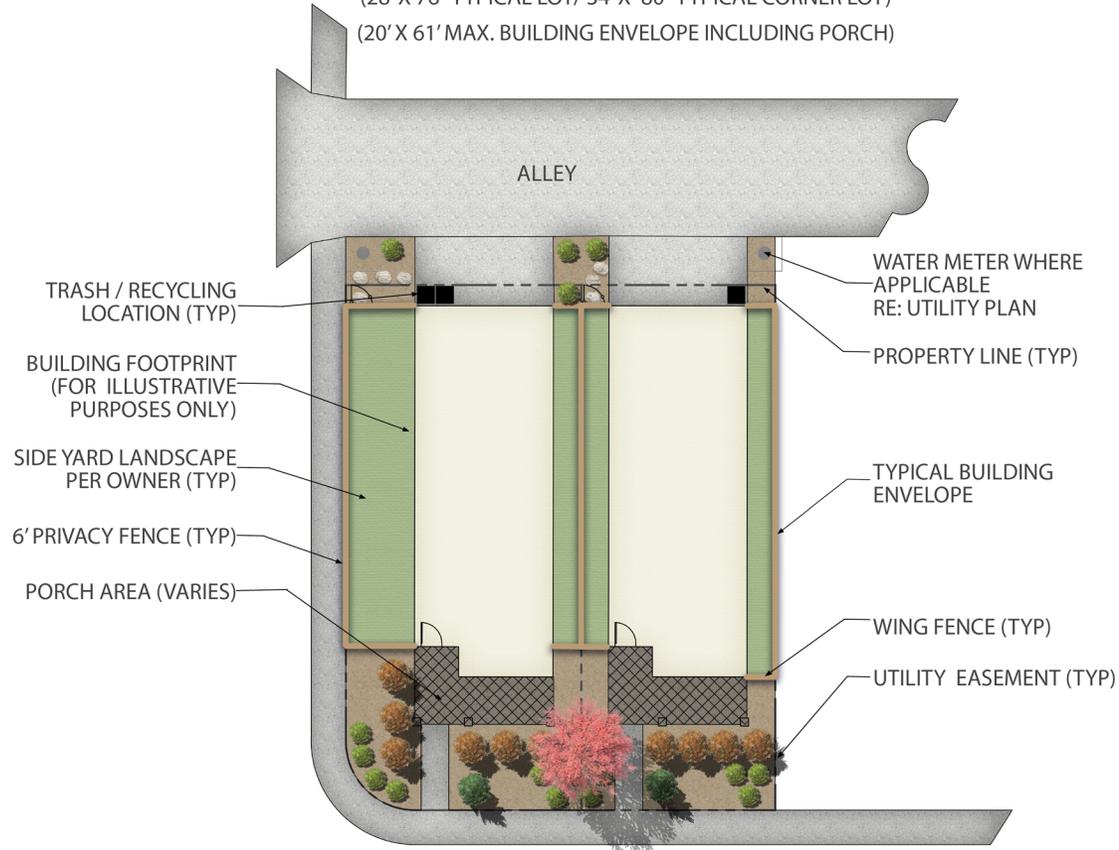
SUSTAINABILITY

Uplands Homes

- ✓ All single-family detached and single-family attached homes comply with EnergyStar and WaterSense
- ✓ All single-family detached and single-family attached homes feature Level 2 EV car charging in the garage
- ✓ All single-family detached homes with traditional roofs are designed as 'solar ready'
- ✓ Proposed landscape plan includes high water turf areas covering A1: 9.3% and A5: 4.5% and A7: 4.8% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations
- ✓ All tree lawns consist of low water use shrub material and native seed instead of high-water use turf.
- ✓ The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

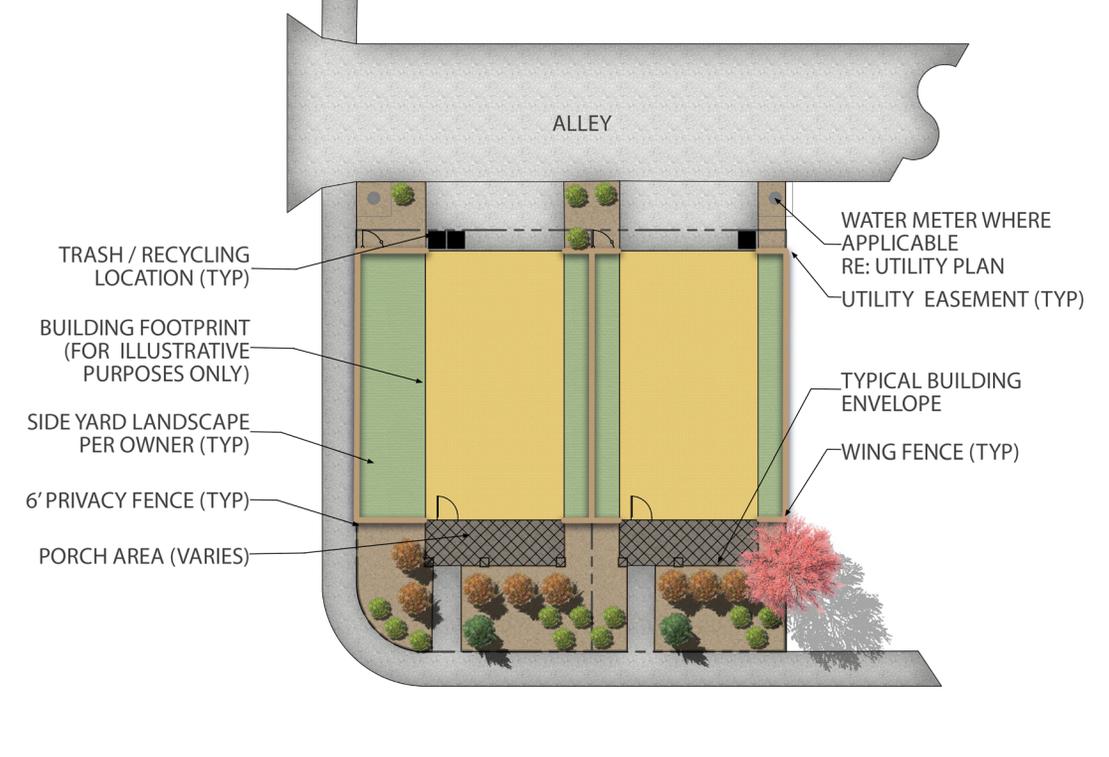


SINGLE FAMILY 2-STORY DETACHED HOME
 (28' X 76' TYPICAL LOT/ 34' X 80' TYPICAL CORNER LOT)
 (20' X 61' MAX. BUILDING ENVELOPE INCLUDING PORCH)



ROAD ROW OR OPEN SPACE TRACT

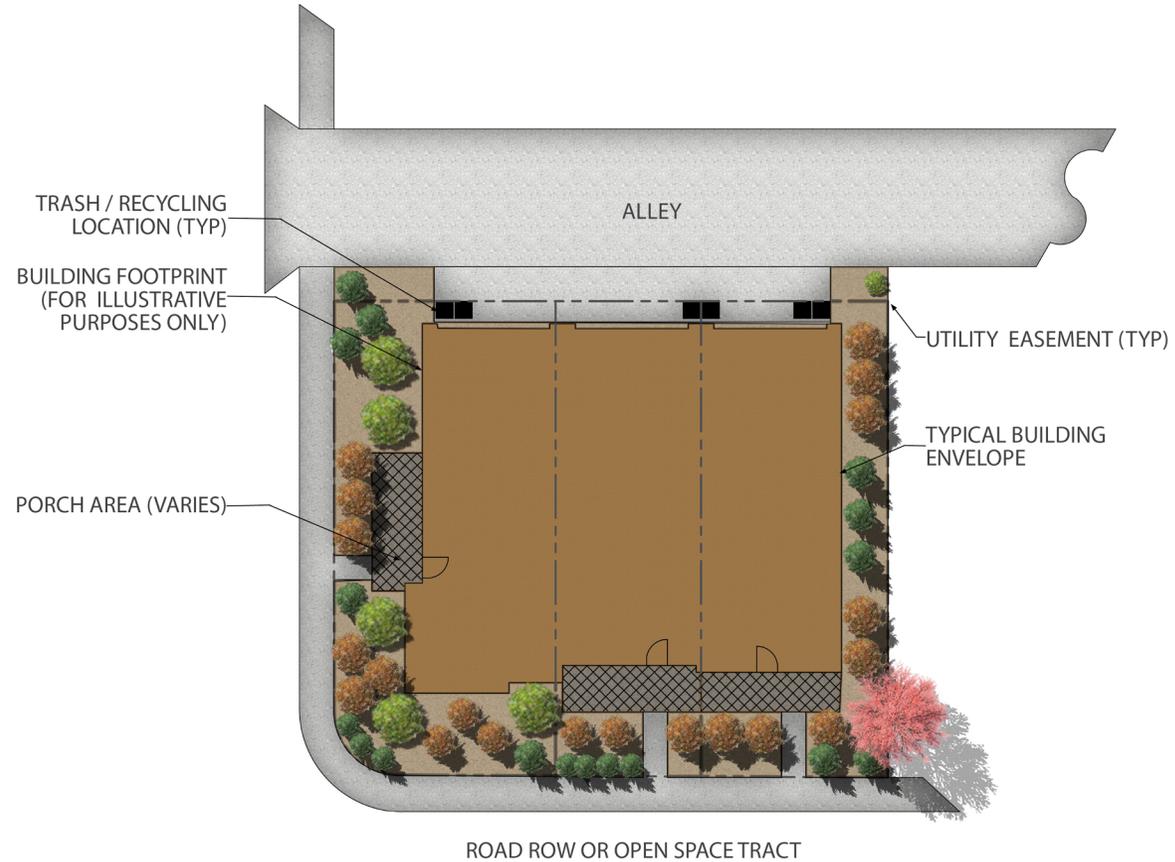
SINGLE FAMILY 3-STORY DETACHED HOME
 (28' X 61' TYPICAL LOT/ 34' X 65' TYPICAL CORNER LOT)
 (20' X 45' MAX. BUILDING ENVELOPE INCLUDING PORCH)



ROAD ROW OR OPEN SPACE TRACT

LOT TYPICALS A(7)

SINGLE FAMILY ATTACHED TOWNHOME
(21' X 69' TYPICAL LOT/ 32' X 59'/69' TYPICAL CORNER LOT)
(22' X 58' MAX. BUILDING ENVELOPE INCLUDING PORCH)



LOT TYPICALS A(7)