

UPLANDS FILING 1, BLOCK 3 OFFICIAL DEVELOPMENT PLAN

March 17, 2025

Purpose:

Public Hearing and Consideration of
the Uplands Filing 1, Block 3 ODP

Entries Into the Public Record

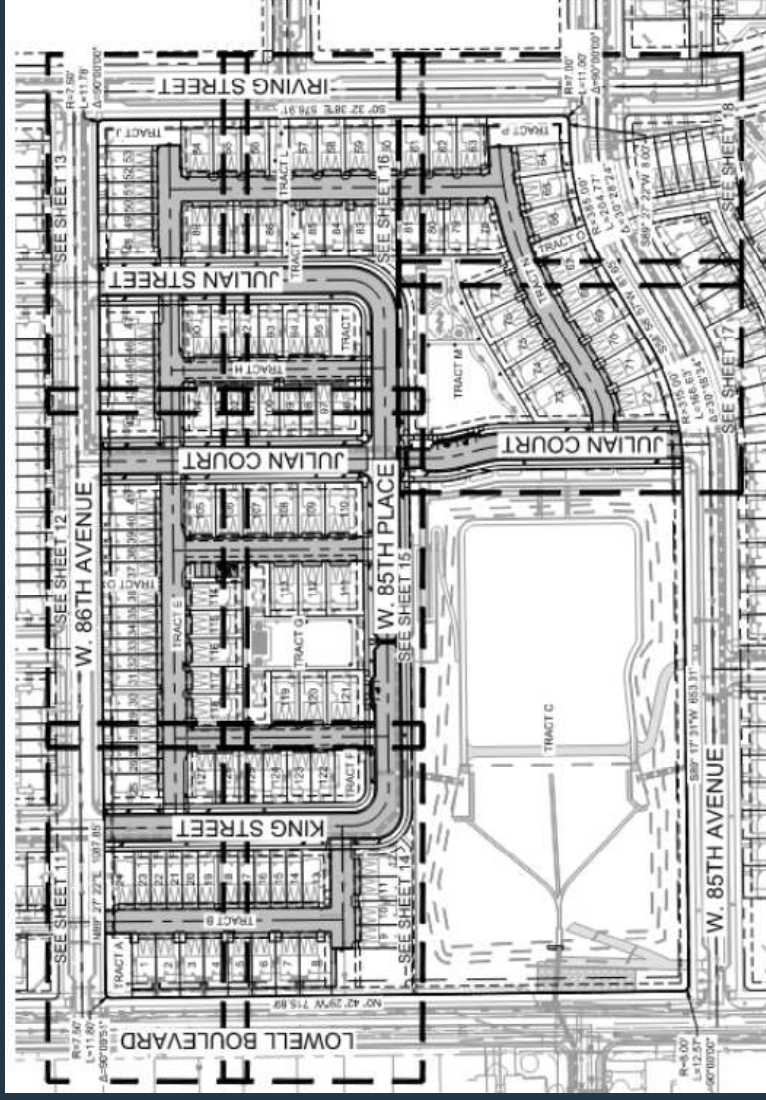
- Agenda Memo and Attachments
- Notice Published in the Westminster Window March 6, 2025
- Notice Signs posted on the property
- Certification of mailing

Vicinity Map

The property is located southeast of the intersection of Lowell Boulevard and West 86th Avenue.



Site Plan:



Standards of Approval for Official Development Plans W.M.C. §11-5-15

Section 11-5-15, W.M.C provides 17 criteria that shall be considered for an Official Development Plan including:

- ODP conforms with the PDP, all City Codes, ordinances, and policies
- ODP exhibits sound planning, with any exceptions being warranted
- ODP is compatible with the surrounding area and future development
- ODP landscaping and site design conform with City Code and policies
- Transportation infrastructure handles development impacts
- Utility infrastructure is adequate to serve the development
- Applicant is in good standing with the City

Staff Recommendation

- Hold a Public Hearing.
- Approve the Uplands Filing 1, Block 3 ODP subject to the additional condition located in the Summary of Staff Recommendation in the Staff Agenda Memo.

Planning Commission Recommendation

- Planning Commission unanimously recommended approval with conditions of the Block 1 ODP by a vote of (7 to 0) on January 14, 2025.

City Strategic Plan Priorities

Approval of the application will meet the following priorities:

Strategic Priority 1: Access to Opportunity

Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks

Strategic Priority 4: Economic Vitality

Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.