



WESTMINSTER

Pre-Application Summary

Project Name:	108 th Ave and Wadsworth Blvd –Proposed Industrial Building Development (PRE21-0053)
Date:	Wednesday, November 17, 2021
Time of Meeting:	11:00 – 12:30pm
Meeting Platform:	City of Westminster Facilitated GoTo Meeting

Staff Attendees:	Stephanie Ashmann, Senior Planner (sashmann@cityofwestminster.us) Heath Klein, Senior Traffic Engineer (hklein@cityofwestminster.us) Alex Gan, PWU Wngineer (agan@cityofwestminster.us) Scott Wimmer, Fire Lieutenant and Plans Examiner (swimmer@cityofwestminster.us) Nathan Enck, Senior Engineer (nenck@cityofwestminster.us) Heather Ottersteatter, Stormwater Coordinator (hotterst@westminster.us) Mikele Wright, Principal Engineer (mwright@cityofwestminster.us) Drew Beckwith, Water Resources Specialist (dbeckwit@cityofwestminster.us) John McConnell, Principal Planner (jmccone@cityofwestminster.us) John Vann, Senior Landscape Architect (jvann@cityofwestminster.us)
------------------	--

Development Team Primary Contact:	Ken Harshman – Architect (kharshman@greywolfstudio.com)
Development Team Attendees:	Eric Burtzlaff – Raptor Civil Engineering (eric@raptor-civil.com)

Dear Development Team:

It was a pleasure meeting with you! Thank you for introducing your project to our staff and allowing us to provide you with feedback prior to your next architectural submittal. Below, you will find important information, comments, and suggestions intended to help successfully guide your project through the review process. The information contained in this document is intended to supplement the comments embedded in your submittal documents by our Review Team (please see redlines.) This information is intended to summarize your Pre-Application Meeting and, in some cases, provide additional detail to items discussed in the meeting. Please don't hesitate to contact your Project Planner if you have any additional questions or concerns.

Please note that Pre-Application reviews automatically expire 6 months after the date of the Pre-Application Meeting if the applicant has failed to submit a completed Preliminary Development Plan or Official Development Plan application or completed amendments thereto.

Planning & Landscape Review & Stephanie Ashmann, Project Planner

Review Timing:	Follows the review time identified within the Development Review Guide
Review Type:	Annexation Preliminary Development Plan Amendment Official Development Plan Amendment Comprehensive Plan Amendment Zoning Amendment
Public Hearing Required:	Yes - Planning Commission and City Council
Virtual Neighborhood Meeting Required:	Yes
Planning Review Fees:	PDP - 1st Submittal - \$350.00 x sq rt of acres ODP - 1st Submittal - \$400.00 x sq rt of acres Public Hearings - \$350.00 per hearing Comprehensive Plan Amendment - \$500.00

	Zoning or Rezoning - \$500.00 Annexiation - \$300.00
Public Land Dedication Required:	No - Not required
School Fees Required:	No - not required
Public Art Required:	Yes - Cash-in-lieu of art and in-lieu of an improved site will be accepted. See RCDG IV(E)(2)(c)
Park Fee Required:	No - not required

General Site Information

Comprehensive Plan Designation:	Flex/Light Industrial
Zoning:	PUD - Planned Unit Development
Subdivision Name:	Project is not within the City and will need to be annexed in, at that time a name will be established.
Proposed Amendment Number:	N/A, This is the first ODP and will establish the zoning for the site
Landscape and Private Improvements Agreement Required:	Yes, LPIA is required. See Section XV of the WMC - Landscape Regulations and Section 11-6-4 (A) WMC.
Recoveries Required:	No – recoveries are not required at this time
Undergrounding Required:	Yes - Undergrounding of utilities will be required. See Section 11-6-3(C)
Public Improvements Agreement Required:	Yes - Public improvements will be required. See Section 11-6-4 WMC.
Surety Required:	Yes - Surety will be required as part of this project. See Section 11-6-4 WMC.
Detention/combination of green infrastructure required:	Yes

Building Division Review & Comment: Dave Horras

- 1) Use 2021 IBC.

Helpful code sections and links to development fees

Building Fees

<https://www.cityofwestminster.us/Portals/1/Documents/Government%20-%20Documents/Departments/Community%20Development/Building/BuildingPermitFees.pdf>

Engineering Fees

https://www.cityofwestminster.us/Portals/1/Documents/Government%20-%20Documents/Departments/Community%20Development/Engineering/2017_12_26_EngineeringFeeSchedule_Final.pdf

Planning Fees

https://www.cityofwestminster.us/Portals/1/Documents/Government%20-%20Documents/Departments/Community%20Development/Planning/PlngEngrFeeSchedule-04_15_19-NL.pdf?ver=2019-04-16-084926-613

Code Sections

[11-6-4 Public and Private Improvement Agreement Requirements](#)

[11-5-2 Rezoning Requirement](#)

[11-5-3 Standards for Approval of Zonings and Rezonings](#)

[11-5-4 PDP Requirement](#)

[11-5-5 ODP Requirement](#)