



## Agenda Memorandum

Agenda Item – {{section.number}}.C.

City Council Study Session  
January 6, 2025



### **Strategic Priority 2: Community Empowerment and Engagement**

Enhance the sense of community and connection in Westminster through engaging methods of communication and dialogue that improve accessibility, increase understanding, and encourage participation in civic and City life.

**Subject:** Concept Plan Review for Northridge at Park Centre Senior Housing

**Prepared By:** John McConnell, AICP; Planning Manager  
Jacob P. Kasza, Principal Planner  
Lindsey Kimball, CEcD, EDFP; Community Services Director

### **Recommended City Council Action:**

Receive a presentation of the Concept Plan for Northridge at Park Centre Senior Housing and provide comment to the applicant in accordance with Section 11-5-6.5 of the Westminster Municipal Code.

### **Summary Statement:**

- The Concept Plan Review process is intended to allow City Council the opportunity to learn about projects at the conceptual stage and, if desired, provide comments to the applicant team.
- The focus of this Concept Plan Review should be on Strategic Plan alignment, Comprehensive Plan compliance, proposed land uses, general site design, and neighborhood compatibility. Due to its preliminary nature, the Concept Plan may not identify all potential issues that may arise in future technical development review cycles.
- A Concept Plan Review is required for all development proposals that require future quasi-judicial approval of City Council. Development proposals that meet the criteria for administrative approval as prescribed in the Westminster Municipal Code (W.M.C.) or that would not otherwise be subject to a public hearing before City Council, are not required to

complete the Concept Plan Review process.

- A Concept Plan Review takes place upon the completion of a pre-application review in accordance with City policies and prior to submittal of an application for a rezoning, Comprehensive Plan amendment, Preliminary Development Plan (PDP), PDP amendment, Official Development Plan (ODP), or ODP amendment for technical review.
- This memorandum, the attached documents – including the pre-application submittal, the pre-application review summary, and the applicant's presentation are intended to provide City Council with a high-level overview of the plan being proposed and to allow City Council an opportunity to provide initial feedback directly to the applicant.
- No official action is taken by City Council in conjunction with the Concept Plan Review process and no approvals of any type are granted at its conclusion.
- Any comment, suggestion, or recommendation made to the applicant by any member of City Council on any Concept Plan Review is entirely gratuitous and does not bind or otherwise obligate City staff, the Planning Commission, or City Council to any course of action or decision after an applicant makes an official submittal of a development plan to the City for technical review.

**Fiscal Impact:**

\$0 in expenditures.

**Source of Funds:**

Not applicable.

**Policy Issue(s):**

Does City Council wish to receive a presentation of the Concept Plan for Northridge at Park Centre Senior Housing and provide comment to the applicant in accordance with Section 11-5-6.5, W.M.C.?

**Alternative(s):**

City Council could choose not to receive a presentation of the Concept Plan for Northridge at Park Centre Senior Housing and withhold comment to the applicant. This is not recommended because this Concept Plan Review process is required in accordance with Section 11-5-6.5, W.M.C.

**Background Information:**

Title/Location

Lot 13B-1, Northridge at Park Centre, 4th Replat is located at the southwest corner of West 122nd Avenue and Park Centre Drive, see Attachment 1.

Applicant Name

David Boyles, The Beck Group  
1001 17th Street #100  
Denver, CO 80202

JAFT Development, Ltd.  
2806 N. Speer Boulevard  
Denver, CO 80211

### Comprehensive Plan Designation

Employment-Flex

### Zoning Designation

PUD

### Subdivision

Northridge at Park Center, 4th Replat

### Public Notification

Concept Plan Reviews require notification in accordance with Section 11-5-13(A), W.M.C., which requires the following three public notification procedures:

- Published Notice: Notice of Concept Plan Reviews scheduled before City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the *Westminster Window* by the required deadline.
- Property Posting: Notice of Concept Plan Reviews shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- Written Notice: At least ten days prior to the date of the Concept Plan Review, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City staff. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

### History

The 6.8-acre subject property was annexed into the City in 1970 and zoned Planned Unit Development (PUD) in 1981. A PDP was approved for the property in 2000. An ODP has never been approved for this lot and the property is vacant.

## Concept Narrative

The applicant is proposing to entitle the 6.8-acre subject property for development of 122 Independent Senior Living, for-sale market rate condominium residential units at a density of 18 dwelling units per acre. The proposal includes three residential buildings, a clubhouse, and associated site improvements.

## Required Development Applications

For this development concept to advance, the following applications will be required to be submitted for review by Staff and approval by City Council:

**Comprehensive Plan:** For the property to be used and developed in accordance with the applicant's Concept Plan, the Comprehensive Plan land use designations of the site would need to be changed from Employment-Flex to Suburban Multi-Family. The precise boundaries of the revised land use designations will be confirmed at the time of technical development plan submittal. Any change in Comprehensive Plan designations may impact utility, transportation, and water supply assumptions.

**PDP:** The PDP defines allowable land uses, establishes the general layout of the site, identifies access points, and defines specific development standards such as building height and setbacks. Given the large site area and proposed residential density, additional detail surrounding block structure and lotting may be required. The approval of a PDP Amendment will be required to accommodate this development proposal.

**ODP:** The ODP provides additional site development details such as drainage, utility connections, landscaping, and architectural style and acts as the formal document entitling development. The approval of an ODP Amendment will be required to accommodate this development proposal which will be reviewed for compliance with the Senior Housing Residential Design Standards and other applicable codes and standards.

## **PRELIMINARY STAFF ANALYSIS:**

### Comprehensive Plan Compliance

This site is currently designated Employment-Flex in the 2040 Comprehensive Plan (Plan) and identified in Chapter 8 as the Park Centre Transition Area within Section 8.3 titled "Employment Places". Compliance with the Plan is required by Section 11-3-2(C), W.M.C. Suburban Multi-Family, which would allow the proposed density has three locational criteria:

- 1) Located along an arterial street
- 2) Adjacent to transit
- 3) Within or near activity centers

Suburban Multi-Family allows senior housing as a secondary use (25 percent or less of the area with a Suburban Multi-Family location). Currently, this site does not meet all three of the above locational criteria and does not qualify for a Plan amendment to change the land use to Suburban Multi-Family. However, Staff is developing a separate proposal for City Council consideration to facilitate minor corrections needed to support interpretation of the Plan document, align technical provisions with City

business practices, and the need to update maps within the Plan reflecting previously approved annexations and Open Space designations. Several of the proposed amendments are intended to address senior housing provisions, which is a need identified in the recent Housing Needs Assessment. If approved by City Council, the proposed amendments would facilitate adjustments needed to make this site available for consideration for redesignation to Suburban Multi-Family.

The City's Strategic Plan priority of Community Empowerment and Engagement is supported through further engagement in the development process by City Council, with the opportunity to engage applicants in the initial stages of the development review process, accept public comment, and provide feedback to ensure proposed projects align with the City Vision and Strategic Plan.

Respectfully submitted,

A handwritten signature in cursive script that reads "Larry Dorr".

Larry Dorr  
Acting City Manager

**Attachments:**

Attachment 1: Vicinity Map

Attachment 2: Pre-application Summary and Submittal

Staff Presentation of a Concept Plan for Northridge at Park Centre Senior Housing

Applicant Presentation of a Concept Plan for Northridge at Park Centre Senior Housing