

VALLEY VIEW ESTATES PDPA & ODPA

May 19, 2025

Purpose:

Public Hearing and Consideration of
the Valley View Estates PDPA & ODPA.

Entries Into the Public Record

- **Agenda Memo and Attachments**
- **Notice Published in the Westminster Window on May 8, 2025**
- **Notice Signs posted on the property**
- **Certification of mailing**

Vicinity Map

The property is located at the NE corner of W 104th Avenue and N Eliot Street.





Standards of Approval for Preliminary Development Plans W.M.C. §11-5-14

Section 11-5-14, W.M.C provides ten criteria that shall be considered for a Preliminary Development Plan Amendment including:

- **PDP conforms with the Comprehensive Plan, and all City Codes, ordinances, and policies**
- **PDP exhibits sound, creative, innovative, and efficient planning principles**
- **PDP is compatible with existing development in the surrounding area**
- **PDP provides for protection from adverse influences**
- **PDP provides safe circulation and access**
- **Applicant is in good standing with the City**

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

Section 11-5-15, W.M.C provides seventeen criteria that shall be considered for an Official Development Plan Amendment 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 Preliminary Development Plan Amendment and the Official Development Plan Amendment.**

Planning Commission Recommendation

- Planning Commission recommended approval by a vote of (4 to 3) on April 8, 2025.

City Strategic Plan Priorities

Approval of the application will meet the following priority:

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