



## Pre-Application Summary

Project Name:	Uplands Parcel C-1: Comprehensive Plan and PDP Amendment (PRE24-0010)
Date:	Wednesday, March 27, 2024
Project Planner:	Jacob Kasza, Senior Planner (jpkasza@westminsterco.gov)
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Dear Development Team:

Thank you for introducing your project to our staff and allowing us to provide you with initial feedback on your project proposal. 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 redlined comments embedded in your submittal documents by our Review Team and supporting documents uploaded to e-Trakit.

Please note that Pre-Application reviews automatically expire 6 months after the date of the Pre-Application Meeting if a formal application request is not submitted. If a concept plan review is required, this step must be completed prior to submittal of your development application(s). A formal submittal must be made within 6 months of the concept plan review meeting date. Please don't hesitate to contact your Project Planner with any additional questions or concerns.



### Process and Planning Fees

Review Timing:	See Development Review Resources page for detailed timeline
Plan Submittals Needed:	Comprehensive Plan Amendment and Preliminary Development Plan Amendment
Concept Review Required:	Yes
Neighborhood Meeting Required:	Yes
Public Hearing(s) Required:	Yes - Planning Commission and City Council
Planning Review Fee:	Comprehensive Plan Amendment - \$500.00 PDP - 1st Submittal - \$350.00 x sq rt of acres
Public Land Dedication Fee:	Not Required
School Land Development Fee:	Not Required
Public Art Fee:	Not required
Park Development Fee:	Not Required

### General Site Information

Comprehensive Plan Designation:	Commercial Mixed Use
Zoning:	PUD - Planned Unit Development
Subdivision Name:	Uplands Filing No. 3
Urban Renewal Area:	No - site not located in urban renewal district.



### Additional Comments

Applicable Design Standards: (see links below)	Retail Commercial Design Guidelines
	Landscape Regulations
Landscape and Private Improvements Agreement (LPIA) Required:	N/A
Engineering Recoveries Required:	N/A
Utility Undergrounding Required:	N/A
Public Improvements Agreement Required:	N/A
Surety Required:	Other
Separate Irrigation Tap Required:	N/A
Reclaimed Waterline Required?	N/A
Sufficient information provided to calculate water tap fees?	N/A

### OTHER RESOURCES: (Links from the City's Website)

[Concept Plan Review](#)

[Develop in Westminster Webpage](#)

[Development Review Resources](#)

[Landscape Regulations](#)

[Water and Sewer Tap Fees](#)

[Neighborhood Meeting and Mailer Information](#)

### Project Submittal Tutorials

[eTRAKiT login video tutorial](#)

[eTRAKiT applying for projects tutorial](#)

### Online Permit Manager User Manual

[eTRAKiT user manual](#)