



# UPLANDS PLANNING AREA A(3)

## CITY COUNCIL HEARING

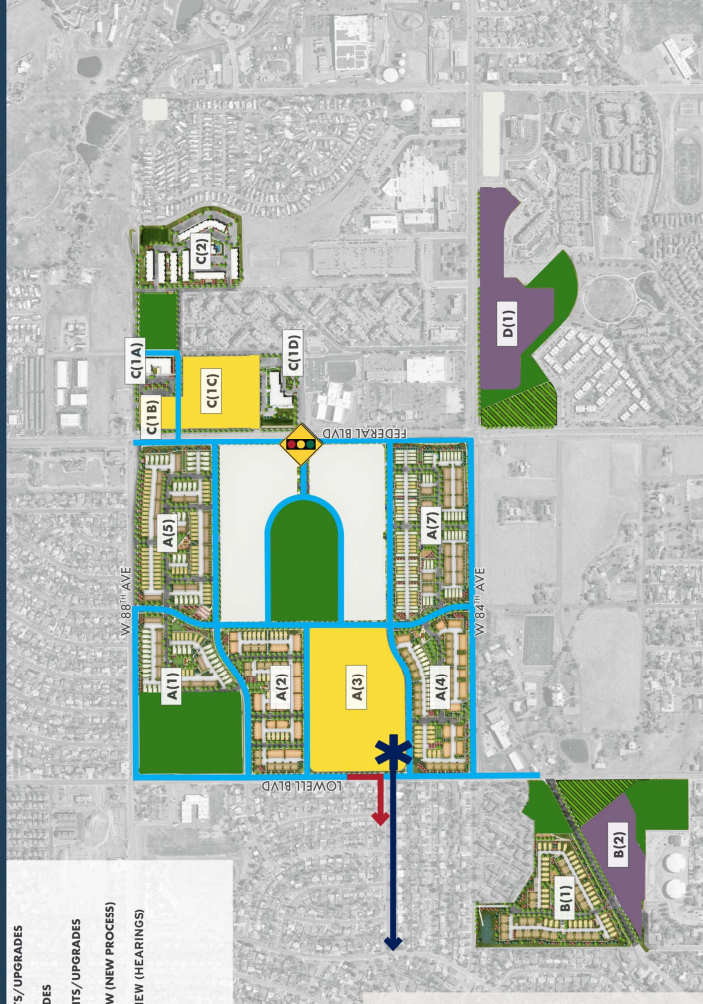
March 17, 2025

# UPLANDS UPDATE



# UPLANDS UPDATE PROPOSED NEIGHBORHOODS

- SANITARY SEWER IMPROVEMENTS/UPGRADES
- WATER IMPROVEMENTS/UPGRADES
- \* STORM DRAINAGE IMPROVEMENTS/UPGRADES
- NEIGHBORHOODS IN CITY REVIEW (NEW PROCEES)
- NEIGHBORHOODS IN CITY REVIEW (HEARINGS)
- PUBLIC LAND DEDICATION
- VIEW CORRIDOR



## PROPOSED NEIGHBORHOODS INCLUDE:

- » Affordable for rent multi-family homes
- » For sale single-family homes
- » For sale paired homes
- » For sale townhomes
- » Publicly accessible private parks

## PROPOSED NEIGHBORHOODS INCLUDE:

FOR RENT



AFFORDABLE MULTI-FAMILY HOMES

FOR SALE



SINGLE-FAMILY HOMES



PAIRED HOMES

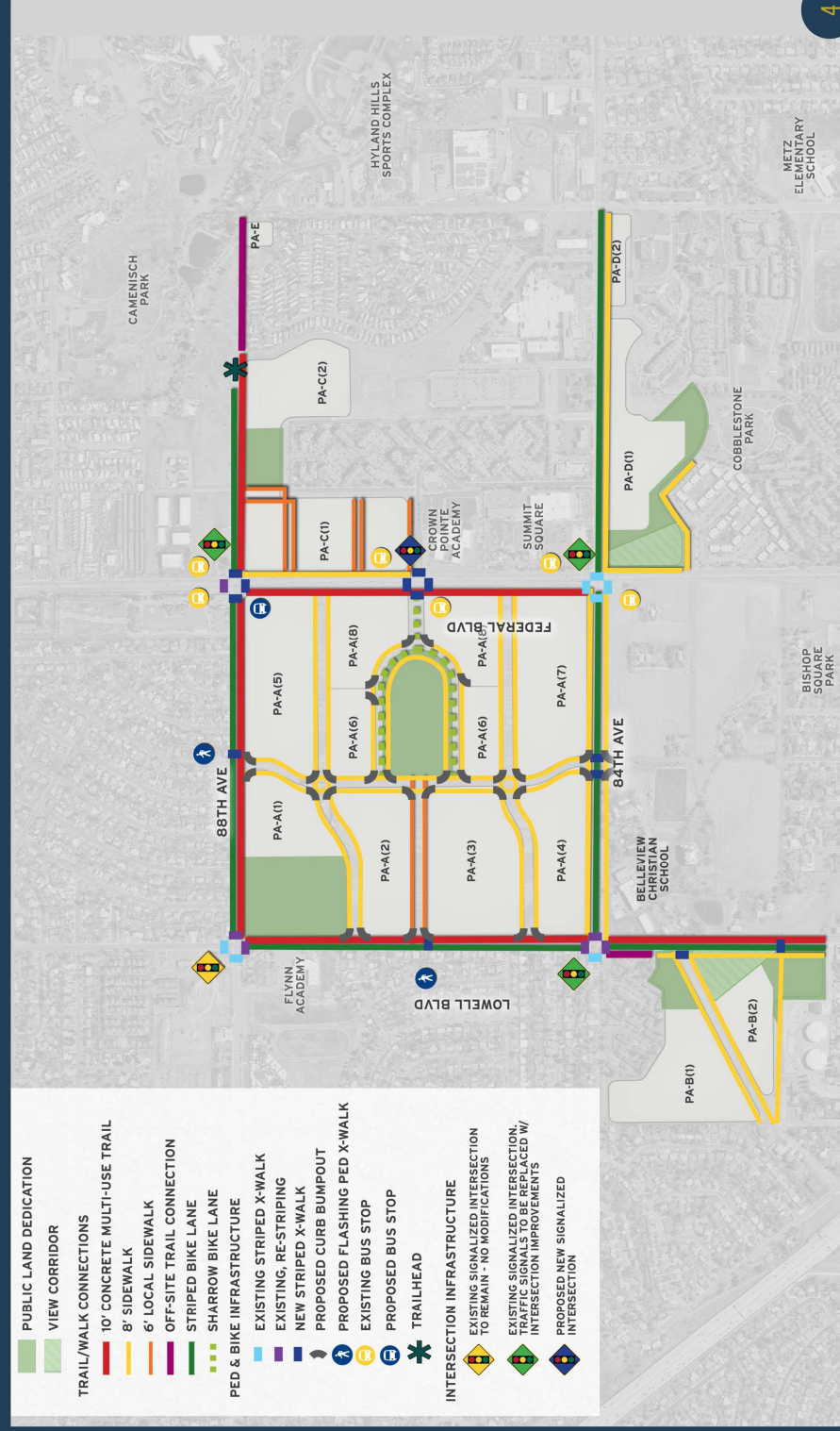


TOWNHOMES

PUBLICLY ACCESSIBLE  
PARKS & OPEN SPACE

# NEIGHBORHOOD UPDATE

- PUBLIC LAND DEDICATION
- VIEW CORRIDOR
- TRAIL/WALK CONNECTIONS
  - 10' CONCRETE MULTI-USE TRAIL
  - 8' SIDEWALK
  - 6' LOCAL SIDEWALK
  - OFF-SITE TRAIL CONNECTION
  - STRIPED BIKE LANE
  - SHARROW BIKE LANE
- PED & BIKE INFRASTRUCTURE
  - EXISTING STRIPED X-WALK
  - EXISTING, RE-STRIPING
  - NEW STRIPED X-WALK
  - PROPOSED CURB BUMPOUT
  - PROPOSED FLASHING PED X-WALK
  - EXISTING BUS STOP
  - PROPOSED BUS STOP
  - TRAILHEAD
- INTERSECTION INFRASTRUCTURE
  - EXISTING SIGNALIZED INTERSECTION TO REMAIN - NO MODIFICATIONS
  - EXISTING SIGNALIZED INTERSECTION, TRAFFIC SIGNALS TO BE REPLACED W/ INTERSECTION IMPROVEMENTS
  - PROPOSED NEW SIGNALIZED INTERSECTION

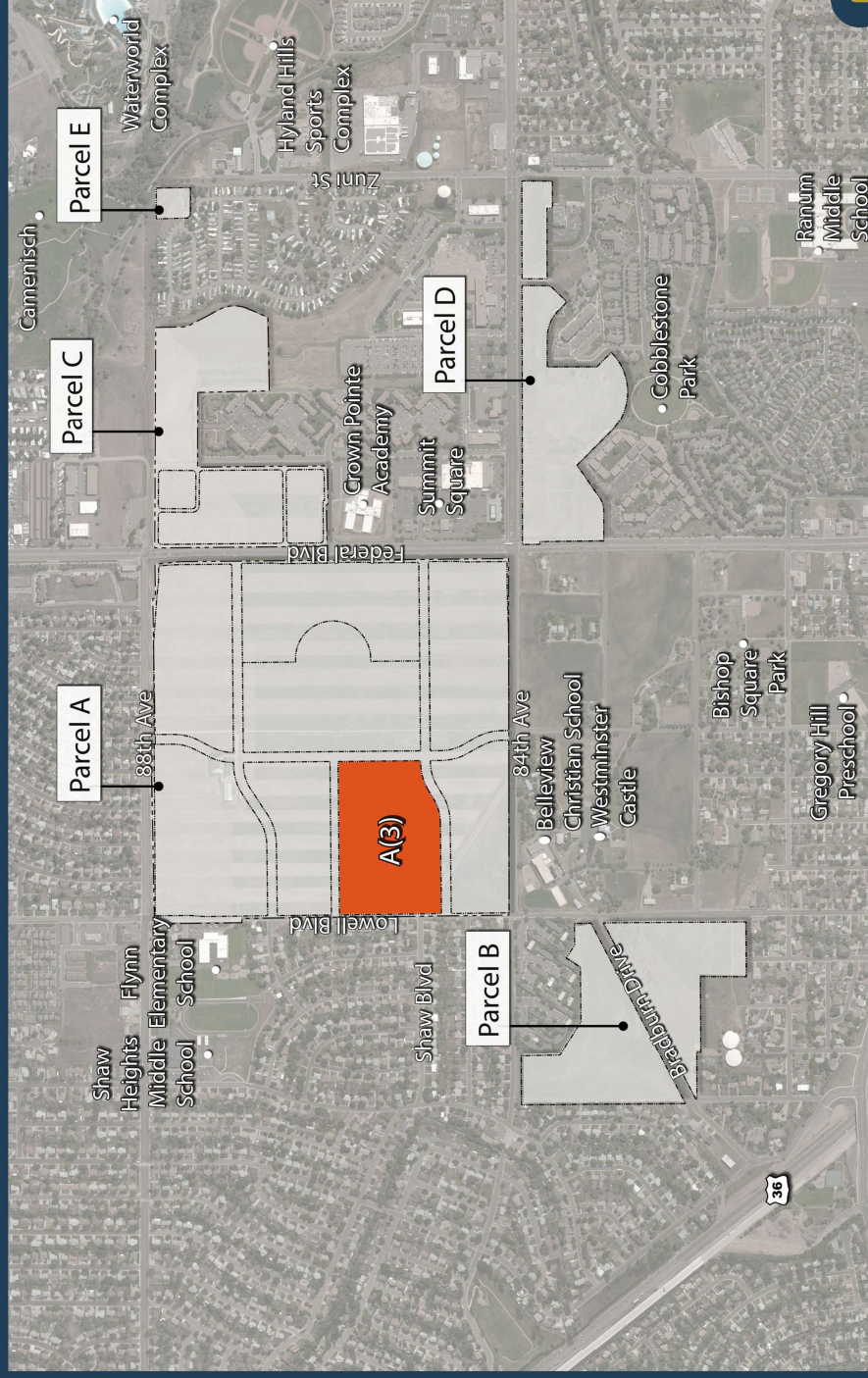




## UPLANDS UPDATE: MODP COMPLIANCE

| PLANNING AREA | PDP/MODP (MAX # OF UNITS) | SITE SPECIFIC ODP | DIFFERENCE |
|---------------|---------------------------|-------------------|------------|
| A(1)          | 124                       | 78                | -46        |
| A(2)          | 143                       | 135               | -8         |
| A(3)          | 141                       | 127               | -14        |
| A(4)          | 129                       | 125               | -4         |
| A(5)          | 172                       | 166               | -6         |
| A(6)          | 140                       |                   |            |
| A(7)          | 191                       | 180               | -11        |
| A(8)          | 491                       |                   |            |
| TOTAL         | 1,531                     | 811               | -89        |

# VICINITY MAP



# CONCEPT REVIEW RECAP

## KEY DISCUSSION POINTS

- » Connectivity for units adjacent to pond
- » Housing Diversity
- » On-lot landscape area

## COMMUNITY ENGAGEMENT

- » Neighborhood Meeting
- » Individual Follow-up meetings



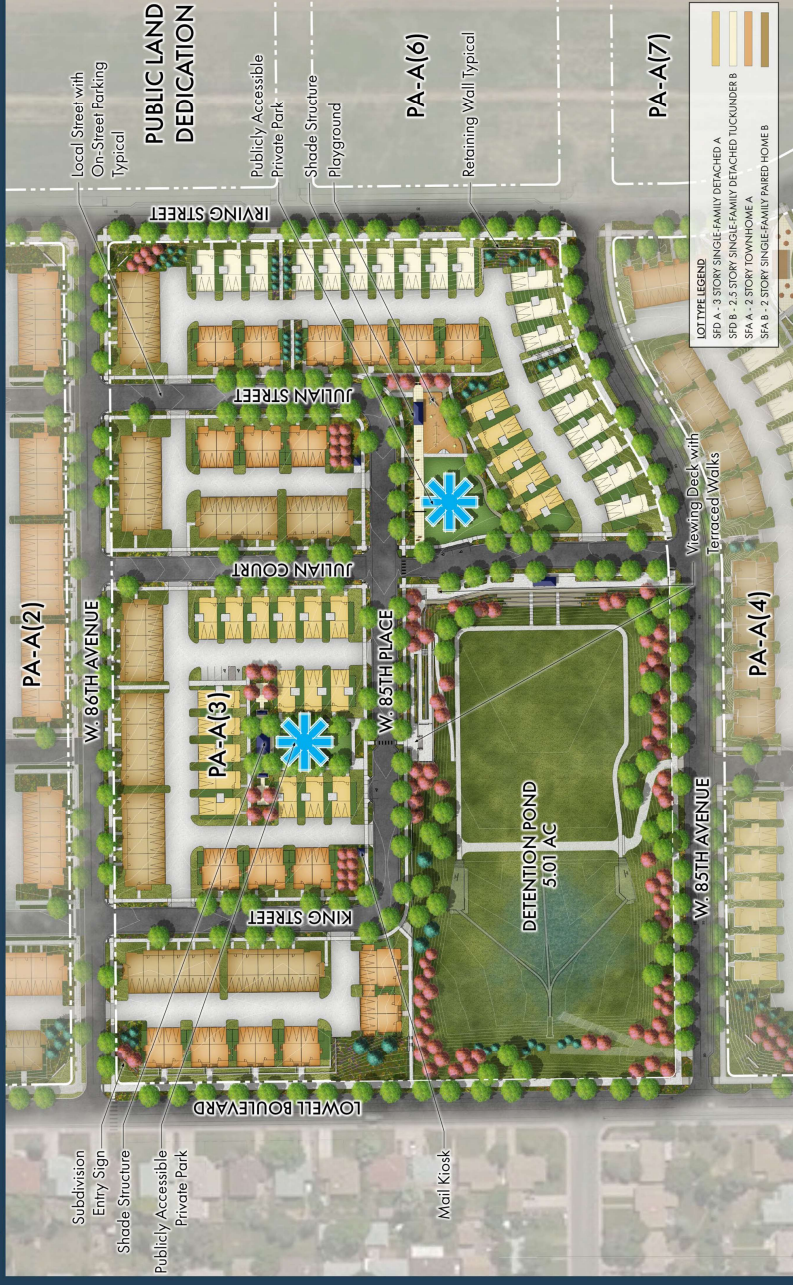
| EXCEPTIONS                       |                                  |
|----------------------------------|----------------------------------|
| CONCEPT REVIEW                   | ODP                              |
| Parking                          | Parking                          |
| Lot Size & Private Outdoor Space | Lot Size & Private Outdoor Space |
| Roof Pitch                       | Roof Pitch                       |
|                                  | Home Type Diversity              |



## PDP/MODP COMPLIANCE A(3)

| OVERALL  | PDP/MODP   | PROVIDED   |
|--|--|--|
|  PUBLIC LAND DEDICATION AND VIEW CORRIDOR | 40.75 AC required  | 40.75 AC provided  |
|  PUBLICLY ACCESSIBLE PRIVATE PARKS        | 4% publicly accessible private parks = 5.6 Acres (A1, A2, A3, A4, A5, A7, B1, C1 and C2) | <b>APPROVED</b> - 7.5% publicly accessible private parks<br>8.13 Acres provided (A1, A2, A3, A4, A5, A7, B1, C1, and C2) |
|  AFFORDABLE HOUSING                       | Minimum 300 for rent homes at no more than 80% AMI                                       | <b>APPROVED C1:</b> 70 for rent homes<br><b>APPROVED C2:</b> 247 for rent homes  |
| A3 NEIGHBORHOOD  | PDP/MODP   | PROVIDED   |
|  UNIT COUNT                               | Max 141 homes<br>Min 75% single-family attached<br>Max 25% single-family detached        | 127 homes proposed<br>86 single-family attached proposed (68%)<br>41 single-family detached proposed (32%)               |
|  GROSS DENSITY                            | Max. 5.5 - 7.0 du/ac   | 6.28 du/ac provided  |
|  PUBLICLY ACCESSIBLE PRIVATE PARKS        | Min. 4.0% required   | 5.5% provided  |
|  PERIMETER SETBACKS                       | Lowell Blvd. 18'   | Lowell Blvd. 18'   |
|  BUILDING FORMS                           | 3 required   | 3 provided   |

# A(3) NEIGHBORHOOD PLAN



## LAND USE DATA CHART

» Gross Planning Area A3:  
20.21 Acres

» Unit Count:

- 19 Single-Family Detached Tuck Under 2.5 Story Homes
- 22 Single-Family Detached 3 story homes
- 50 Single-Family Attached Townhomes 2 story
- 36 Single-Family Attached Paired Home 2-Story

» Gross Density:  
6.28 du/ac

# A(3) PEDESTRIAN CONNECTIVITY

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

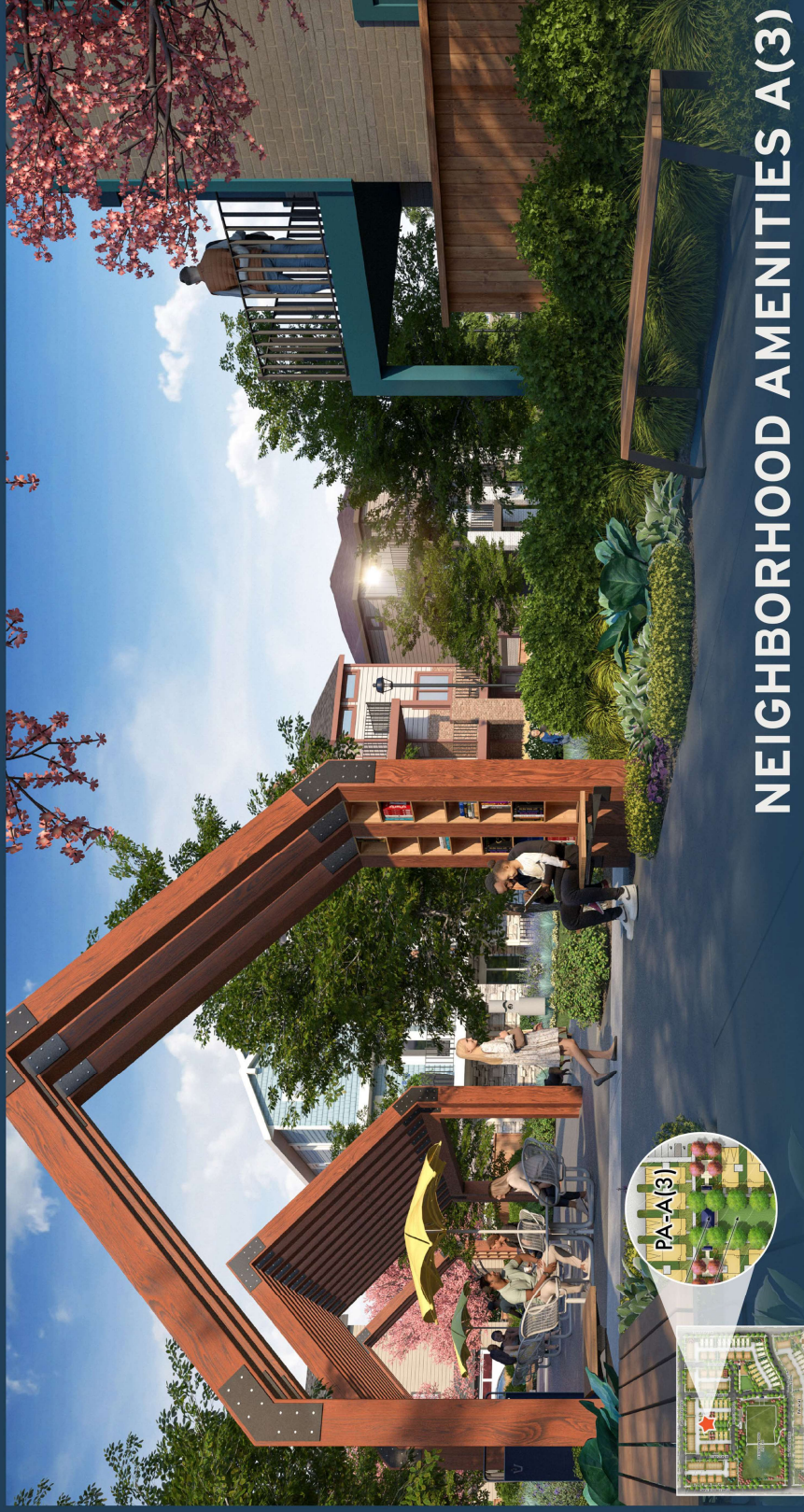






# NEIGHBORHOOD AMENITIES A(3)





## NEIGHBORHOOD AMENITIES A(3)

12





## NEIGHBORHOOD AMENITIES A(3)



# A(3) ARCHITECTURAL DIVERSITY

SINGLE-FAMILY DETACHED 2.5 STORY TUCK UNDER



4 FLOOR PLANS

~1,848 - 2,338  
SQUARE FOOT  
HOMES

2 CAR ALLEY LOADED  
GARAGES  
(PLAN 2-4)

3 CAR TANDEM ALLEY  
LOADED GARAGES  
(PLAN 1 ONLY)

SHINGLE, CONTEMPORARY &  
PRAIRIE ELEVATION STYLES

## STANDARD FEATURES:

TANKLESS WATER HEATERS  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO MEET AND EXCEED THE  
ENERGY AND BUILDING CODE REQUIREMENTS  
ENERGY STAR AND WATERSENSE COMPLIANT

# A(3) ARCHITECTURAL DIVERSITY

## SINGLE-FAMILY DETACHED 3-STORY



4 FLOOR PLANS

~1,874 - 2,397  
SQUARE FOOT  
HOMES

2 CAR ALLEY LOADED  
GARAGES  
(PLAN 2-4)

3 CAR TANDEM ALLEY  
LOADED GARAGES  
(PLAN 1 ONLY)

SHINGLE, CONTEMPORARY &  
PRAIRIE ELEVATION STYLES

### STANDARD FEATURES:

TANKLESS WATER HEATERS  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO MEET AND EXCEED THE  
ENERGY AND BUILDING CODE REQUIREMENTS  
ENERGY STAR AND WATERSENSE COMPLIANT

# A(3) ARCHITECTURAL DIVERSITY

## SINGLE-FAMILY ATTACHED PAIRED HOMES



3 FLOOR PLANS

~1,535 - 1,724  
SQUARE FOOT  
HOMES

2 CAR ALLEY  
LOADED GARAGES

FARMHOUSE, SHINGLE,  
& PRAIRIE ELEVATION STYLES

### STANDARD FEATURES:

TANKLESS WATER HEATERS

220V OUTLETS IN GARAGES

GENERAL COMMITMENT TO MEET AND EXCEED THE  
ENERGY AND BUILDING CODE REQUIREMENTS

ENERGY STAR AND WATERSENSE COMPLIANT



# A(3) ARCHITECTURAL DIVERSITY

SINGLE-FAMILY ATTACHED TOWNHOMES



3 FLOOR PLANS

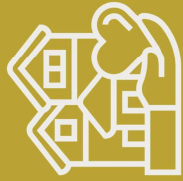
~1,466 - 1,614  
SQUARE FOOT  
HOMES

2 CAR ALLEY  
LOADED GARAGES

CRAFTSMAN,  
SHINGLE, & SCANDINAVIAN  
ELEVATION STYLES

STANDARD FEATURES:  
220V OUTLETS IN GARAGES  
GENERAL COMMITMENT TO MEET AND EXCEED THE  
ENERGY AND BUILDING CODE REQUIREMENTS  
ENERGY STAR AND WATERSENSE COMPLIANT

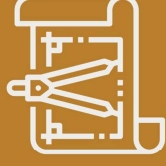
## EXCEPTIONS



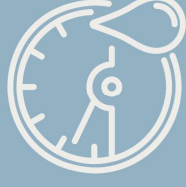
HOUSING DIVERSITY  
MISSING MIDDLE HOUSING



PEDESTRIAN  
FRIENDLY



PUD DESIGN  
& INNOVATION



THOUGHTFUL  
WATER USE



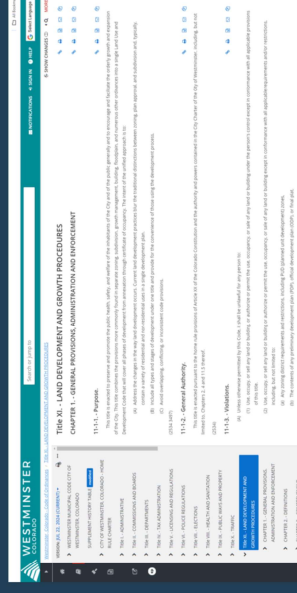
## PARKING EXCEPTION: PLAN SUPPORT



# 2021 Westminster Transportation & Mobility Plan



## 2040 Comprehensive Plan



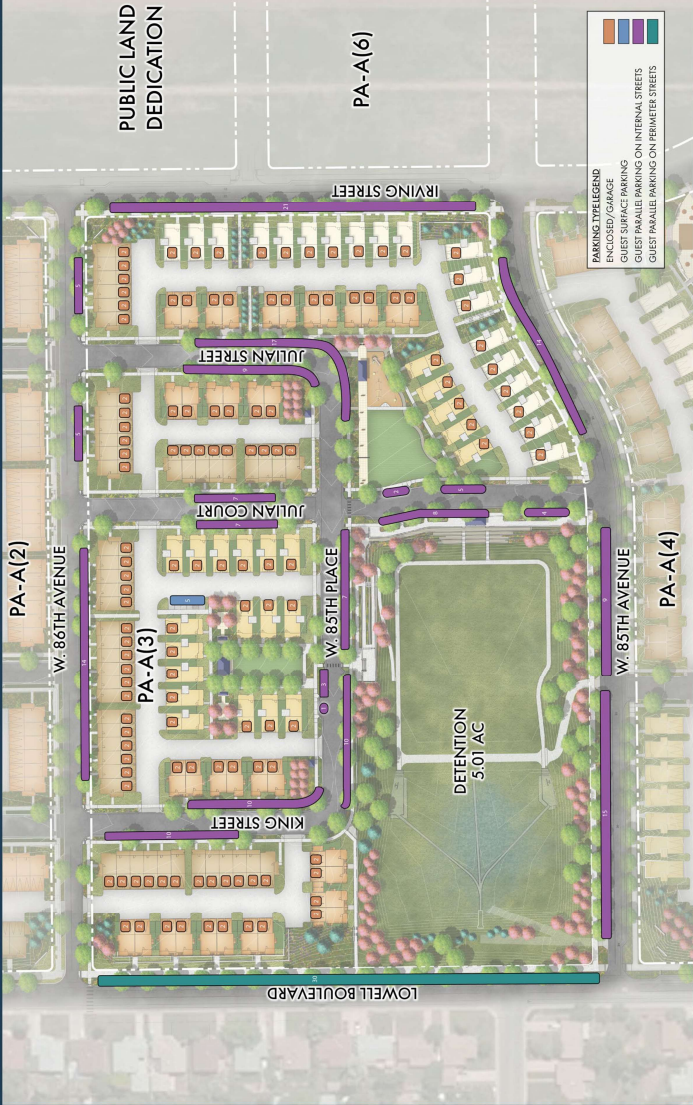
## Westminster Municipal Code

# EXCEPTION GUEST PARKING

| PARKING REQUIREMENTS      |                     |                 |            |            |
|---------------------------|---------------------|-----------------|------------|------------|
| TYPE                      | UNIT CT             | REQUIRED        | PROVIDED   |            |
| SFA                       | Off-street (2/unit) | 172             | 172        |            |
|                           | Guest (1/3)         | 86              | 29         | 188        |
| SFD                       | Driveway (2/unit)   | 82              | 82         |            |
|                           | Enclosed (2/unit)   | 41              | 82         | 82         |
| <b>Total</b>              |                     | <b>127</b>      | <b>365</b> | <b>442</b> |
| SHARED PARKING BREAKDOWN  |                     |                 |            |            |
| TYPE                      | REQUIRED            | PROVIDED        |            |            |
| Internal ROW              |                     |                 |            |            |
| Standard                  |                     | 180             |            |            |
| Accessible                |                     | 3               |            |            |
| <b>Subtotal</b>           |                     | <b>183</b>      |            |            |
| Surface                   |                     |                 |            |            |
| Standard                  |                     | 3               |            |            |
| Accessible                |                     | 1               |            |            |
| <b>Subtotal</b>           |                     | <b>5</b>        |            |            |
| <b>Total</b>              | 29 SFA / 82 SFD     | 29 SFA / 82 SFD | <b>188</b> |            |
| <b>ADDTL. ROW Parking</b> | Lowell Blvd         | SFD = 111       | 0          | 30         |

- Does not reduce quantity of parking provided
- 2-car garages are provided on all homes
- 3-car tandem garage option on some homes
- 2.87 spaces/unit required; 3.48 spaces/unit provided

## PA-A(3) PARKING SUMMARY





## EXCEPTION

### MODP BUILDING DESIGN CHARACTERISTICS:

- Roof Pitch
  - Minor roofs on SEA and SFD
- Home Type Diversity by Planning Area
  - Greater proportion of detached homes and lower proportion of attached homes
- Lot size and private outdoor space

| LOT SIZE, PRIVATE OUTDOOR SPACE |                                 |                        |  |  |
|---------------------------------|---------------------------------|------------------------|--|--|
|                                 | MODP                            |                        | UPLANDS A3                               |  |
|                                 | SINGLE-FAMILY ATTACHED TOWNHOME | SINGLE-FAMILY DETACHED | SINGLE-FAMILY ATTACHED TOWNHOME          | SINGLE-FAMILY DETACHED                   |
| LOT DEPTH                       | 80'                             | 90'                    | 69'                                      | 67'                                      |
| FRONT SETBACK TO LIVING AREA    | -                               | 14'                    | -  | 12'                                      |
| REAR SETBACK                    | 5'                              | 5'                     | 3'                                       | 3'/7'                                    |
| SIDE SETBACK INTERIOR/CORNER    | -                               | 7'/14'                 | -  | 5'/10'                                   |
| PRIVATE OUTDOOR SPACE           | 15' min depth                   | 20' x 20' rear yard    | 140 SF combined porches, decks and yards | 401 SF combined porches, decks and yards |



# UPLANDS | WATER CONSERVATION

## WHAT WE SAID AT PDP:



## HOW WE ACHIEVE THE SAVINGS:

1

### INTENTIONAL APPROACHES OUTSIDE THE HOME

- We use water smart practices for landscaping on lots and tracts:
- 25%-50% Typical lot size
  - Decrease on-lot landscaping area
  - Further reduced turf areas
  - Special turf blend
  - Low water-use landscaping



2

### INTENTIONAL APPROACHES INSIDE THE HOME



Proposed homes incorporate WaterSense appliances that save approximately 30% on water use.



With the approval and ultimate built environment both Uplands and the City solidify this savings!

## DEMONSTRATED SAVINGS SO FAR:

WATER USAGE BY NEIGHBORHOOD/PLANNING AREAS - APPROVED ODPs

| PA    | PDP PROJECTION | ODP COMPLIANCE |
|-------|----------------|----------------|
| PA-A2 | 23 ACRE FEET   | 23 ACRE FEET   |
| PA-A4 | 26 ACRE FEET   | 26 ACRE FEET   |
| PA-B1 | 25 ACRE FEET   | 24 ACRE FEET   |
| PA-A1 | 20 ACRE FEET   | 20 ACRE FEET   |
| PA-A5 | 42 ACRE FEET   | 42 ACRE FEET   |
| PA-A7 | 47 ACRE FEET   | 43 ACRE FEET   |
| PA-C2 | 32 ACRE FEET   | 32 ACRE FEET   |

## WATER SMART LANDSCAPING EXAMPLES



Smaller lots utilizing native planting strategies and special turf blend to reduce water needs.



Tact areas make use of a wider array of softscape materials to add interest and decrease water reliance while thoughtfully deploying turf to accommodate park activities.




## 11-5-15. -- STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO OFFICIAL DEVELOPMENT PLANS.

(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:

- ✓ (1) The plan is in conformance with all City Codes, ordinances, and policies.
- ✓ (2) The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).
- ✓ (3) The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.
- ✓ (4) For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.
- ✓ (5) The plan is compatible and harmonious with existing public and private development in the surrounding area.
- ✓ (6) The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.
- ✓ (7) The plan has no significant adverse impacts on future land uses and future development of the immediate area.
- ✓ (8) The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.
- ✓ (9) Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.
- ✓ (10) The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.
- ✓ (11) Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.
- ✓ (12) Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.
- ✓ (13) Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.
- ✓ (14) Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.
- ✓ (15) Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.
- ✓ (16) Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.
- ✓ (17) The applicant is not in default or does not have any outstanding obligations to the City.

## PDP/MODP COMPLIANCE A(3)

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