

UPLANDS FILING 3, BLOCK 1, TRACT B - ODP

September 9, 2024

Purpose:

Receive a presentation and consider
the Uplands Maiker C(1A) ODP.

Entries Into the Public Record

- **Agenda Memo and Attachments**
- **Notice Published in the Westminster Window August 29, 2024**
- **Notice Signs posted on the property**
- **Certification of mailing**

Vicinity Map

- The property is located southwest of the intersection of West 88th Avenue and Decatur Street.
- Tract B is 2 acres of the 16-acre PA-C(1) parcel.





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

Section 11-5-15, W.M.C. provides 17 criteria that shall be considered for an Official Development Plan 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 Official Development Plan.**

Planning Commission Recommendation

Planning Commission unanimously recommended approval of the PDP on July 9, 2024 by a vote of (7 to 0).

City Strategic Plan Priorities

Approval of the application will meet the following priorities:



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.



Economic Vitality: Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.