



Agenda Memorandum

Agenda Item – {{section.number}}.A.

City Council Study Session
June 17, 2024

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: Presentation of a Concept Plan for Uplands Filing 3, Parcel C1 Located on the Southeast Corner of West 88th Avenue and Federal Boulevard (20 minutes)

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

Recommended City Council Action:

Receive a presentation of the Concept Plan for Uplands Filing 3, Parcel C1 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 Uplands Filing 3, Parcel C1 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 Uplands Filing 3, Parcel C1 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

Uplands Planning Area C-1 (16.32 acres), located on the southeast corner of West 88th Avenue and Federal Boulevard, see Attachment 1.

Applicant Name

Norris Design, Brad Haigh
1101 Bannock Street
Denver, CO 80204

VPDF Uplands LLC, a Delaware limited liability company
1480 Humboldt Street
Denver, CO 80218
Chad Ellington, Owner's Representative

Comprehensive Plan Designation

Commercial Mixed-Use

Zoning Designation

Planned Unit Development (PUD)

Subdivision

Uplands Filing No. 3

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 subject property was annexed in 1970. The property is currently zoned PUD with the PDP having been approved in December 2021. The property is vacant land and has been partially used for agricultural uses for at least the last 100 years.

Concept Narrative

The property owner of Uplands Filing 3, Parcel C1 has submitted a Concept Plan for City Council review. The property owner requests a Comprehensive Plan amendment to replace 10 acres of Commercial Mixed-Use designation on Parcel C with two acres of Commercial designation and eight acres of Urban Multi-Family designation, see Attachment 2. The applicant would also amend the PDP as needed to correspond with the proposed Comprehensive Plan amendments. The relevant Comprehensive Plan Land Use designations are provided in Attachment 3. The Uplands PDP is provided in Attachment 4.

Required Development Applications

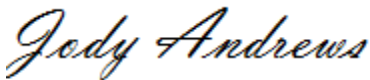
For this development concept to advance, the following applications will be required to be submitted for review by Staff and approval by City Council:

Comprehensive Plan Amendment: 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 Commercial Mixed-Use to Commercial and Urban 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 Amendment: 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. A PDP amendment will be required to accommodate this land use change.

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 blue ink that reads "Jody Andrews". The signature is written in a cursive, flowing style.

Jody L. Andrews
Acting City Manager

Attachments:

Attachment 1: Vicinity Map

Attachment 2: Pre-application Submittal

Attachment 3: Comprehensive Plan Designations

Attachment 4: Uplands Preliminary Development Plan

Attachment 5: Pre-application Summary

Staff Presentation of a Concept Plan for Uplands Filing 3, Parcel C1

Applicant Presentation of a Concept Plan for Uplands Filing 3, Parcel C1