

AGENDA ITEM 3A

**PUBLIC HEARING AND
RECOMMENDATION ON A REZONING, A
PRELIMINARY DEVELOPMENT PLAN,
AND AN OFFICIAL DEVELOPMENT PLAN
FOR ORCHARD ESTATES SUBDIVISION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM 3B

**PUBLIC HEARING AND CONSIDERATION
OF AN OFFICIAL DEVELOPMENT PLAN
FOR UPLANDS FILING 1, BLOCK 2/PA-
A(2)**

**THE FOLLOWING ITEMS WERE
RECEIVED AFTER THE ORIGINAL
PACKETS WAS POSTED ON
THURSDAY, SEPTEMBER 7, 2023**

**THESE ITEMS ARE TO BE INCLUDED AS
PART OF THE PACKET ADDENDUM AND
PUBLIC RECORD FOR THE PLANNING
COMMISSION MEETING
SEPTEMBER 12, 2023**

Baden, Jennifer

From: jill.lewis@comcast.net
Sent: Monday, September 11, 2023 5:09 AM
To: PCPubComm
Subject: [EXTERNAL] Hearing - 3700 W 104th Ave Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Does the new development require xeric or water saving plantings in the front yards? Shouldn't it? Saving water has become more critical and the city encourages removing sod through various programs. Why not skip the push for conversion and require at least a percentage of front yards to be low water plantings? Minimally, the developer should offer the option of installing xeriscape rather than sod.

Baden, Jennifer

From: jill.lewis@comcast.net
Sent: Monday, September 11, 2023 5:03 AM
To: PCPubComm
Subject: [EXTERNAL] Hearing - 3700 W 104th Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have lived in The Windings since 1986.

I am fine with the lot size and quality of the proposed homes.

My concern is the traffic.

We have always had a problem with residents exceeding the speed limit along the "straightaway" portion of 103rd, leading to/from Lowell. The speeding (the noise and the speeding itself) reduces the quality of life in our neighborhood. Adding more homes will increase the volume and noise of traffic and number of people speeding.

I would be for this new neighborhood if traffic calming devices are installed in one or two places along the straightway on 103rd. Will you/the developer do this?

Sincerely,

Jill Lewis

Baden, Jennifer

From: Johnson, Amy
Sent: Monday, September 11, 2023 9:19 AM
To: Baden, Jennifer
Subject: FW: PA-A (2) site Uplands development

Please see comments and response below. Thank you.

Kindest Regards,

Amy C Johnson, AICP
Senior Planner

City of Westminster | Community Development Department
ajohnson@westminsterco.gov | 303.658.2098
[4800 West 92nd Avenue, Westminster, CO 80031](https://www.westminsterco.gov)



From: Johnson, Amy <>
Sent: Monday, September 11, 2023 9:13 AM
To: 'TIMOTHY WILSON' <cewilsontv@msn.com>; 'cwe81@live.com' <cwe81@live.com>
Subject: RE: PA-A (2) site Uplands development

Good morning Ms. Wilson,

I would like to clarify that this is not my plan. I work for the City as a planner. I review development proposals against development standards. I do not design nor propose any development plans.

I will include your comments with the other public comments that will be presented at the Planning Commission and City Council at the public hearings on 9/12 and 10/23 respectively. You are welcome to attend, as is anyone in Shaw Heights.

I am able to answer some of your questions below in **red**. Please let me know if I may answer any other questions.

Kindest Regards,

Amy C Johnson, AICP
Senior Planner

City of Westminster | Community Development Department
ajohnson@westminsterco.gov | 303.658.2098
[4800 West 92nd Avenue, Westminster, CO 80031](https://www.westminsterco.gov)



From: TIMOTHY WILSON <cewilsontv@msn.com>
Sent: Sunday, September 10, 2023 10:35 PM
To: Johnson, Amy <ajohnson@westminsterco.gov>
Subject: [EXTERNAL] PA-A (2) site Uplands development

Dear Mr. Johnson, I have thanked God these past 3 years that the Uplands has not been developed. Even our grandchildren seem to appreciate the open beauty this land has given us. It was a big factor in why we chose a house in Shaw Heights. We have appreciated the unobscured view of the mountains and the peacefulness of this farm land since

our move in 1997. In fact I sent pictures back to my father in CT. I grew up in a rural area of CT on a dairy farm. It has not changed that much since I moved west in 1979. I actually asked Bellevue to put that land in a trust so it couldn't be developed. My brother did that to our 150 acre farm in CT. He opens it to farm tours for children who don't have access to what rural life is like or what a dairy farm is. I have been grateful for the years of agriculture we have witnessed at Uplands.

The picture you submitted for development makes me ill and sad. It is so congested! I've seen other developed areas where huge duplexes and large townhouses mar the land. This is true of a tract of former farm land north of 120th/Irma. UGG. One of our sons lives up there and now their view of the mountains is obscured and who knows what kind of congestion will occur. It is still in process.

How much lawn space are you affording these homes? Recently a niece was looking for housing in Florida for her young family. They had been in a parent's retirement town house which was totally unacceptable for active children. Older people, such as myself, like to enjoy our gardens and have space for grandchildren and pets to play. It angers me that city planners don't consider these needs.

Why are you trying to build a city up on that land? It will cause great congestion on the streets and diminish our water supply. How much will that increase our costs and taxes? Have you considered the people who live near by in Shaw Heights?

How big are these town houses and duplexes? **The applicant is requesting 14 exceptions from the Master Official Development Plan that was approved in 2021 and other development standards for Planning Commission and City Council to consider – please see table provided below. Also in the staff agenda memo, under the ninth standard for approval: 9. Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.**

The proposed residential lots are between 1,110 to 2,840 square feet. These represent the smallest SFD lots in the City. In the City's other TMUND projects, the smallest SFD lot sizes are 3,080 square feet in Bradburn and 3,500 square feet in Hyland Village. The applicant is requesting nine exceptions to the standards approved in the Uplands Master ODP for setbacks, off street parking, private yard space, and lot depth as shown on sheets 5 and 6 of Attachment 2, summarized in Attachment 4, and corrected on pages 3 and 4 of Attachment 5. What kind of lawn space do you plan to give them or is your idea to pack people in like sardines so the city can get more money? To think this is only a small part of your larger plan! It's distressing. It's not a wise . I ask you to reconsider your plans. These are unacceptable.

BUILDING AND LOT FORM STANDARDS										
SINGLE FAMILY DETACHED HOME (SFD)	MAX. HEIGHT	MAX. STORIES	MIN. LOT SIZE	MIN. LOT DEPTH	MIN. LOT WIDTH	MIN. FRONT SETBACK TO MAIN STRUCTURE	MIN. SIDE SETBACK, INTERIOR LOT	MIN. SIDE SETBACK, CORNER LOT	MIN. REAR SETBACK	MIN. REAR YARD SPACE
UPLANDS MASTER ODP	40'	3	-	90'	-	14'	7'	14'	5'	400 SF
UPLANDS FILING 1 BLOCK 2 ODP	40'	3	-	67'	-	10'	5'	10'	3'	96 SF
SINGLE FAMILY ATTACHED HOME (SFA)										
UPLANDS MASTER ODP	40'	3	-	80' WITH ATTACHED GARAGE	16'	12'	0'	8'	5'	15' MIN. DEPTH W/ 120 SF CLEAR
UPLANDS FILING 1 BLOCK 2 ODP	40'	3	-	69'	16'	12'	0'	8'	3'	67 SF

Bold cells represent exception requests.

PS please respond to cwew81@live.com my email

Sincerely,

Connie Wilson

8590 Oakwood St.
Westminster, CO 80031