



## PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES  
Meeting Minutes of February 27, 2024
3. CONSIDERATION OF NEW BUSINESS
  - a. Public Hearing and Action on a Requested Setback Variance for an Accessory Building  
*Prepared by: Jacob Kasza, Senior Planner*
  - b. Public Hearing and Recommendation on a Rezoning, Preliminary Development Plan and Official Development Plan for Wilson's Subdivision Block 2, Lots 1 & 2  
*Prepared by: Nathan Lawrence, Senior Planner*
4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

### PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For participation guidelines please visit [www.cityofwestminster.us/pc](http://www.cityofwestminster.us/pc)

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers. **PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS IF YOU WISH TO SPEAK.**
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
  - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
  - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

**NOTE:** Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email [jbaden@westminsterco.gov](mailto:jbaden@westminsterco.gov) to make a reasonable accommodation request.



## WESTMINSTER

CITY OF WESTMINSTER  
PLANNING COMMISSION  
Meeting Minutes  
February 27, 2024-DRAFT

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chair Boschert. Present were Acting Vice Chair Carpenter, Commissioners, Chennou Xiong, Rick Mayo, David Carpenter, Larry Dunn, Tracy Colling, and David Tomecek. Also present: Staff members, Secretary/Associate Planner Jennifer Baden, Administrative Assistant Dawn Aguilar, Senior Planner Jacob Kasza, Senior Planner Nathan Lawrence, Assistant City Engineer Heath Klein, Interim Planning Manager John McConnell, and Deputy City Attorney Greg Graham. With the roll called, Chair Boschert stated that a quorum was present.

2. CONSIDERATION OF MINUTES

Meeting Minutes from February 13, 2024.

Commissioner Dunn made a motion to accept the minutes from the February 13, 2024, Planning Commission meeting. Commissioner Mayo seconded the motion. The minutes were unanimously accepted (7-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation of a Preliminary Development Plan for Foster Property.

Chair Boschert opened the public hearing at 7:02 pm.

Jacob Kasza, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on February 15, 2024. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve the Fifth Preliminary Development Plan for Foster Property.

The applicant team, represented by Eric Chekal with Schuck Chapman Companies, gave a presentation.

Commissioner Colling asked the applicant what the new name of the property, Novera, means. The applicant responded with "No" meaning northern Denver, and "Vera" meaning new faith.

Chair Boschert opened the public testimony at 7:09 pm.

There was public testimony concerning the large number of chain and franchised retail that surround the area and requested, if possible, to put limitations on this type of retail and allow for a more unique feel.

Chair Boschert closed the public hearing at 7:12 pm.

Commissioner Carpenter asked staff to address the concerns about the large number of chain and franchised retail adjacent to the site and how uniqueness is being achieved. Mr. Kasza responded that there are requirements in the Retail Commercial Design Guidelines (RCDG) that require a public plaza be accessible, and although there is also a public art requirement, the current internal policy is that the City collects cash in lieu. Another way to achieve uniqueness to the site is through architectural style or through the pattern of development rather than being a lot of pad sites, the site may offer a main street approach. The Official Development Plan (ODP) portion for the retail commercial section of this site is anticipated to be submitted soon to the city and staff has been working with the applicant on designs to fit in with the existing pattern and character of the surrounding area. Mr. Kasza also added that the Novera business district has established architectural requirements which are trying to create a concept that is different than other surrounding sites.

Commissioner Carpenter asked if the ODP will be administratively approved, and Mr. Kasza responded yes.

Commissioner Colling made a motion recommending that the Planning Commission recommend City Council approve the Fifth Preliminary Development Plan Amendment for Foster Property. This recommendation is based on a finding that the Preliminary Development Plan is supported by the criteria set forth in Sections 11-5-14 of the Westminster Municipal Code. Commissioner Dunn seconded the motion.

The motion passed (7-0).

### 3b) Public Hearing and Recommendation of an Official Development Plan for Uplands Filing 3, Block 2 / PA-C(2)

Chair Boschert opened the public hearing at 7:17 pm.

Nathan Lawrence, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on February 15, 2024. Mr. Lawrence narrated a PowerPoint presentation for the proposal to:

- c. Hold a public hearing.
- d. Recommend that City Council approve the Official Development Plan for Uplands, Filing 3, Block 2 / PA-C(2).

The applicant team, represented by Marcus Pachner with The Pachner Company, gave a presentation.

Chair Boschert asked the applicant if these are owner occupied or rentals. The applicant responded they will be rentals.

Commissioner Colling asked the applicant if the six-foot retaining wall will be a full step or dropped down. The applicant responded that there will be three tiers; two (2) six-foot walls with four feet of horizontal space between for planting to avoid an 18-foot wall height. Safety railing will be installed along the edge of the detention basin.

Commissioner Colling asked the applicant to elaborate about the building setback along Clay Street. The applicant responded that buildings two and three will have just under a 15-foot setback. Mr. McConnell showed the Commissioners the paper site plan because the site plan shown on the applicant's slide show was outdated and contained incorrect information.

Commissioner Colling asked the applicant if the building heights are also stepped down architecturally. The applicant responded that there is no full-story step down but rather the roof steps down at either end of the buildings to produce roof line breaks.

Commissioner Colling asked the applicant about the entrance median and landscaping being excluded. The applicant responded that the code is very specific about entrance signage and landscaping, and they believe they are achieving the intent of the standard but through a different application of landscape features. The applicant also stated they are facing challenges with entrance signage and landscaping in that they cannot be constructed over water mains so landscaping will be accommodated differently for this.

Commissioner Colling asked the applicant to confirm the size of the proposed garages and which buildings will have garages. The applicant responded with the standard is 12 feet by 20 feet and the applicant is requesting 10- feet 11- inches by 20 feet and that this is the industry standard. Parking for residents who will not have a garage space will be accommodated through surface parking. able to utilize tuck under parking and there will be on-street parking allowed on Clay Street. Commissioner Colling also asked staff if the City is comfortable with parking layout for the site given that some buildings have little directly adjacent surface parking. Mr. Lawrence responded that staff has raised the concern with the applicant.

Commissioner Colling asked the applicant about the size of the balconies. The applicant responded with the proposed size of the balconies is nine feet by six feet, which while not meeting the design standard, is a generous size

Commissioner Colling commented that it would be beneficial for future residents to have access to the work out center during hours that accommodate residents who work.

Commissioner Tomecek asked the applicant to consider the ADA accessible units be relocated away from the Clay Street side where those units do not have garages to buildings that will have garages.

Chair Boschert opened the public testimony at 7:54 pm.

There was public testimony in favor of the architectural designs being proposed. Concerns about the safety of electric vehicle charging. A request was made to add a privacy fence between the mobile home park that is adjacent to the subject property.

Concerns about the high crime rate in a neighboring City and traffic congestion, specifically about the intersection of 88<sup>th</sup> & Federal, and suggested that West 88<sup>th</sup> Avenue be extended to Zuni Street.

Several additional concerns were noted in the public testimony. These included concerns with the proposed small balconies, fire safety, and ADA compliance; concerns with daycare and school needs for future residents; concerns about the placement of affordable housing near marijuana retail; concerns about crime in an adjacent city and at other affordable housing sites; concerns about whether a pool is necessary, concerns about a possible conflict of interest between Commissioner Carpenter and St. Charles Town Company; and concerns with the construction timeline and construction noise ordinances.

Chair Boschert closed the public hearing at 8:10 pm.

Commissioner Xiong asked staff how the City is addressing the uptick in traffic. Mr. Klein responded that the City recognizes that traffic is going to be added to the area, bicycles lanes are being added, and improvements to West 88<sup>th</sup> Avenue, improvements to Lowell Boulevard, and considerations for Federal Boulevard improvements are in discussion.

Chair Boschert asked staff about extending the turn lane at West 88<sup>th</sup> Avenue. Mr. Klein responded that the City is working with Colorado Department of Transportation (CDOT) about possible solutions.

Commissioner Colling asked staff if the section of West 88th Avenue that is on the west side of Federal will be pushed south. Mr. Klein responded that is correct. Mr. Klein also stated that there are no concerns with this configuration by the Fire or Police Departments.

Commissioner Carpenter asked staff about the 10-foot trail being ADA accessible. Mr. Klein stated that the City is considering an ADA route in addition to an able-bodied route.

Commissioner Xiong asked if the City is concerned about overflow parking at the site. Mr. Lawrence stated that the application meets City Code for parking requirements. Clay Street would be wide enough to allow on-street parking.

Commissioner Xiong asked about construction noise ordinance. Mr. Klein stated that the City does not have a code requirement for noise.

Commissioner Xiong asked the applicant about the construction timeline. The applicant responded that for this parcel the timeline is 21 months, beginning in the early summer.

Commissioner Xiong asked if the City has ordinances against grilling on balconies.

Commissioner Tomecek responded that there are ordinances within the fire code. The applicant also stated that barbeque grills, electric or gas, will not be allowed at the site and this exclusion is strictly enforced. The site plan does show three areas for barbeque grilling inside of the various amenity areas.

Commissioner Mayo asked the applicant if the garages will be counted in the parking number and expressed concern that if the proposed garages will not accommodate a car, the garages will not be utilized properly, and this could affect parking. The applicant responded that the garages will not be able to be used for storage and used for the intended purpose of housing a car, which will help with parking issues, and this will be strictly enforced by way of lease agreements or a Homeowners Association.

Commissioner Colling asked the applicant to expand on the privacy fencing to the east. The applicant responded that while no perimeter fencing is proposed which will allow for connections and the Public Land Dedication (PLD) to the west of the site, a thirty-five (35) foot landscape buffer and a 100- foot building setback is being proposed.

Commissioner Colling asked staff about what schools and school districts will service this site. After the vote, Mr. Lawrence responded that the two districts that will serve this site are Westminster Public Schools and Adams 12.

Commissioner Colling asked if the garages will be equipped with electric vehicle chargers. Mr. Lawrence answered that the current proposal shows 11% of the provided parking spaces will be equipped with level 2 electric vehicle chargers, in excess of the 5% required in the Uplands PDP. Solar panels will also be placed on the roof of the clubhouse in compliance with the PDP. The applicant stated the utilization of solar car ports is being explored on some of the covered surface parking spaces.

Commissioner Colling asked who develops the three-acre park. The applicant responded that the park is dedicated to the City so the City will develop the park.

Commissioner Carpenter addressed the concern about a possible conflict of interest. He stated that he is a member of the Westminster Chamber of Commerce, he does not receive remuneration for being a member, he has no financial interest in the Uplands project, has never discussed any project or application that may come before the Planning Commission and that

he is able to evaluate this project/application fairly. Mr. Graham asked Commissioner Carpenter if he is able to base his decision solely on the evidence presented at this hearing. Commissioner Carpenter responded yes.

Commissioner Carpenter asked the applicant about the concerns about crime and if there are plans for extra security. The applicant stated that on-site security is utilized, security patrols and/or fully manned 24/7 on an as needed basis.

Commissioner Carpenter asked the applicant if all the ADA units will be ground floor and to confirm that no elevators are planned for the buildings. The applicant responded this is correct, the buildings will be three (3) story walk up units with enclosed and secure breezeways.

Commissioner Carpenter asked the applicant to confirm if there is a 10-foot grade change between the buffer and the mobile home park and the east boundary of the site. The applicant responded that this is correct and slopes off to both the east and northeast. The slope is more significant on the northeast side and to compensate for this a 35- foot landscape buffer is being proposed.

Commissioner Carpenter asked if the mobile home park has existing fencing and the applicant responded with yes.

Commission Colling asked the applicant to expand on the secure breezeways. The applicant responded that the buildings would have an enclosed interior breezeway that has secure access entry on the ground floor.

Commissioner Colling commented that in general that she supports this affordable housing project/application and appreciates the architecture.

Commissioner Carpenter made a motion recommending that the Planning Commission recommend City Council approve the Official Development Plan for Uplands Filing Number 3, Block 2 Planned Unit Development. This recommendation is based on a finding that the Official Development Plan is generally supported by the criteria set forth in Sections 11-5-15 of the Westminster Municipal Code.

Commissioner Mayo seconded the motion.

The motion passed (7-0).

4. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

THE WESTMINSTER PLANNING COMMISSION

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Jim Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website. [www.cityofwestminster.us/pc](http://www.cityofwestminster.us/pc)



WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting  
3/12/2024

**SUBJECT:** Public Hearing and Action on a Requested Setback Variance for an Accessory Building

**PREPARED BY:** Jacob P. Kasza, Senior Planner

**RECOMMENDED ACTION:**

1. Hold a public hearing.
2. Approve a Setback Variance for an Accessory Building at 3605 West 76th Avenue.

**SUMMARY STATEMENT:**

- The subject property is located at 3605 West 76th Avenue and is 6,479 square feet in size, see Attachment 1.
- The applicant has provided a narrative and site plan with justifications for the variance request in Attachment 2.
- The requested variance is for a two-foot, eight-inch encroachment into the side setback and a two-foot, four-inch encroachment into the rear setback for an accessory structure. Section 11-4-6 (N)(5)(b), Westminster Municipal Code (W.M.C.) requires a five-foot side and rear setback for all accessory structures in the R-A zoning district.

**POLICY ISSUE(S):**

Should Planning Commission approve a setback variance for an accessory building at 3605 West 76th Avenue?

**ALTERNATIVE(S):**

1. Planning Commission could choose to deny the requested variance. Staff does not recommend this option because the application generally meets the requirements of Section 2-2-2(E), W.M.C.

**BACKGROUND INFORMATION:**

[Overview of Variance Process](#)

Section 2-2-2(E) of the W.M.C. provides that the Planning Commission shall hear and decide variance requests. Variances may be requested from the following provisions of Title XI (Land Development and Growth Procedures) of the W.M.C.:

- 1) Section 11-7-4, W.M.C., regarding off-street parking standards;
- 2) Those portions of Chapter 11 specified in Section 11-11-8, W.M.C., regarding sign regulations;
- 3) Section 11-4-5, W.M.C., regarding density schedule;
- 4) Section 11-4-6, W.M.C., regarding special regulations;
- 5) Section 11-16-1, et al., W.M.C., regarding antennas, towers, and telecommunications facilities;
- 6) Those portions of Section 11-4-12, W.M.C., specified in Subsection 11-4-12(I), W.M.C., regarding satellite earth stations;
- 7) Section 11-4-15, W.M.C., as it applies to nonconforming structures;

Section 2-2-8(B) of the W.M.C. specifies that there are six criteria that must be met before the Planning Commission may grant a variance. These criteria, as they apply to this application, are addressed in detail below. The Planning Commission may only grant a variance if it finds that all six criteria are appropriately addressed and satisfied; otherwise the variance request must be denied. Section 2-2-8(C) of the W.M.C. provides that decisions of the Planning Commission are final subject only to an appeal to district court.

### Nature of Request

This variance application seeks a variance to Section 11-4-6 (N)(5)(b), W.M.C. which requires a five-foot side and rear setback for all accessory structures in the R-A zoning district. The applicant requests a variance for a two-foot, eight-inch encroachment into the side setback and a two-foot, four-inch encroachment into the rear setback for an accessory structure. The position of the house on the lot does not allow for a garage to be accessible by a vehicle if it is constructed with a five-foot setback.

### History of Subject Property

The property is part of the original town limits and has been zoned R-A since 1960. The house was constructed in 1947.

### Public Notification

Section 11-5-13(A), of the W.M.C. requires the following three public notification procedures for Planning Commission Public Hearings:

- **Published Notice:** Notice of the public hearing shall be published at least ten days prior to such hearing. Notice was published in the *Westminster Window* by the required deadline.
- **Property Posting:** Notice of the public hearing shall be posted and maintained on the property at least ten days prior to the hearing with a minimum of one sign 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 public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner's associations registered with the City within 300 feet of the subject property. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.



Applicant/Property Owner

Daniel and Stephanie Orecchio  
3605 West 76th Avenue  
Westminster, CO 80030

Location

The lot described in this application is located at 3605 West 76th Avenue, see Attachment 1.

Surrounding Land Uses and Designations

<b>Direction</b>	<b>Development Name</b>	<b>Zoning</b>	<b>Comp Plan Designation</b>	<b>Current Use</b>
<b>North</b>	Harris Park	R-A	Residential Low Density	Residential
<b>East</b>	Harris Park	R-A	Residential Low Density	Residential
<b>South</b>	Harris Park	R-1	Residential Low Density	Residential
<b>West</b>	Harris Park	R-A	Residential Low Density	Residential

Site Plan Information

The applicant has provided a site plan in Attachment 2. The lot is 6,479 square feet in size. The lot is 99.8 feet deep and 64.92 feet wide. The lot does not meet the minimum dimension requirements for lots in the R-A zoning district.

Site Design

The applicant has provided a site plan showing their proposed site design in Attachment 2. The proposed accessory building would be used as a garage and is located in the rear yard of the home.

Traffic and Transportation

Not applicable.

Landscape Design

Not applicable.

Public Land Dedication/School Land Dedication

Not applicable.

Architectural/Building Materials

Section 11-4-6 (N)(3), W.M.C. includes architectural requirements for accessory structures:

Architectural Character. Accessory buildings must maintain the character of the surrounding neighborhood and architecturally resemble and be constructed of like or similar materials of that used on the exterior of the existing principal building on the property. Pre-fabricated or corrugated metal, plastic, vinyl, canvas or similar material buildings are prohibited.

The applicant provided elevations of the proposed structure in Attachment 2.

### Signage

Not applicable.

### Westminster Municipal Code Analysis

2-2-8 (B) - *The Planning Commission may grant a variance if it finds that all of the following requirements are satisfied, where applicable:*

*(1) That the strict application of the provisions of Title XI of this Code would result in practical difficulties or unnecessary hardship that is inconsistent with the general purpose and intent of this Code.*

### Applicant Justification

The applicant has provided their narrative in Attachment 2.

### Staff Analysis

The applicant demonstrates that based on the location of the existing house on the property, a functional garage could not be constructed within the required side and rear setback.

*(2) That there are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical conditions peculiar to the affected property.*

### Applicant Justification

The applicant has provided their narrative in Attachment 2.

### Staff Analysis

The lot was created and the house built before the City's zoning ordinance was put in effect. The lot does not meet the dimensional lot standards for the R-A zoning district.

*(3) That these unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.*

### Applicant Justification

The applicant has provided their narrative in Attachment 2.

### Staff Analysis

The lot was created and the house built before the City's zoning ordinance was put in effect. The lot does not meet the dimensional lot standards for the R-A zoning district.

*(4) That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of this Code.*

### Applicant Justification

The applicant has provided their narrative in Attachment 2.

### Staff Analysis

The applicant demonstrates that based on the location of the existing house on the property, a functional garage could not be constructed within the required side and rear setback.

*(5) That the special conditions and circumstances do not result from the present or prior actions of the applicant.*

### Applicant Justification

The applicant has provided their narrative in Attachment 2.

### Staff Analysis

The lot was created and the house built before the City's zoning ordinance was put in effect. The lot does not meet the dimensional lot standards for the R-A zoning district. The applicant did not create this lot or build the house.

*(6) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.*

### Applicant Justification

The applicant has provided their narrative in Attachment 2.

### Staff Analysis

The variance will not alter the character of the neighborhood. The new garage will generally occupy the same space as the existing garage when removed.

*Any application not meeting such criteria shall be denied. In approving an application meeting the above criteria, the commission may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of Title XI or the various adopted codes.*

### Summary of Staff Recommendation

The applicant demonstrates that based on the location of the existing house on the property, a functional garage could not be constructed within the required side and rear setback. The lot was created and the house built before the City's zoning ordinance was put in effect. The lot does not meet the dimensional lot standards for the R-A zoning district. For these reasons, Staff recommend that the Planning Commission approve the requested variance.

Respectfully Submitted,



John McConnell, AICP

Interim Planning Manager

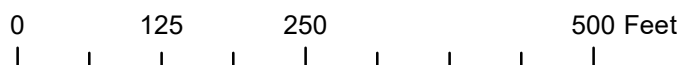
### **ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Variance Application



**Vicinity Map  
Orecchio Variance  
3605 W 76th Avenue**





## Variance Application

### Contact Information

Applicant Name: DANIEL ORECCHIO  
STEPHANIE ORECCHIO Mailing Address: 3605 W 76TH AVENUE  
WESTMINSTER, CO 80030

Phone: 720-273-0431 E-mail: dan@daoarch.com

Property Owner Name: DANIEL ORECCHIO  
STEPHANIE ORECCHIO Mailing Address: 3605 W 76TH AVENUE  
WESTMINSTER, CO 80030

Phone: 720-273-0431 E-mail: dan@daoarch.com

### Property Information

Legal Description of Property  
Lot: \_\_\_\_\_ Block: 23 Subdivision: HARRIS PARK Filing No.: \_\_\_\_\_

Address of Property: 3605 W 76TH AVENUE  
WESTMINSTER, CO 80030

Zoning District: R-A Comprehensive Plan Designation: RESIDENTIAL LOW DENSITY

Is location within the South Westminster Urban Renewal area?  Yes  No

### Type of Variance Requested

- §11-4-5: Density Schedule  
 §11-4-6: Special Regulations (N) (5) ACCESSORY BUILDINGS SETBACKS  
 §11-4-15: Nonconforming Uses & Structures  
 §11-7-4: Off-Street Parking Standards  
 §11-16: Telecommunications Permits

(Note: For Variances described §11-11-8, use Sign Code Variance Application.)

### Submittal Requirements

**Please note that incomplete submittals will not be accepted for review. In some cases, additional copies of documents or plan sets may need to be provided.**

1. Review Fee \$250.00
2. Public Hearing Fee \$350.00
3. Recording Fee \$70.00
4. Signed Application Form with Completed Checklist (this form, all pages)

5. Ownership and Encumbrances Report: The O&E report must be from a title company and dated within the last 30 days from date of application.
6. If real property owner is a legal entity, applicant must provide evidence of authorization to sign on behalf of such entity. (i.e. Articles of Incorporation, Articles of Organization, Operating Agreement, Resolution from the Board of Directors, etc.)
7. Narrative Outlining Reason for Variance Request. Include any information that the Commission may find useful in considering your case.
8. Site Plan, drawn to scale, plus any other drawings (such as building elevations, landscape plan, etc.) that accurately reflect your request. 8 1/2" x 11" or 11" x 17" sheet size is acceptable.
9. Electronic Site Plan (PDF) with all sheets in one document.

## Criteria

*Section 2-2-8(B) of the Westminster Municipal Code provides six (6) requirements that all must be met for the Planning Commission to grant a variance. The six requirements are listed below to enable the applicant to explain how each requirement has been met for the Commission to grant a variance.*

**Any application not addressing these six criteria may be denied.** *In approving an application meeting the six criteria, the Planning Commission may attach such reasonable conditions or safeguards as they determine to be necessary to implement the City Code.*

1. Does the strict application of the ordinance provisions result in practical difficulties or unnecessary hardship? If so, what are they? Explain why this outcome is inconsistent with the intent of the Zoning Ordinance.  
The strict application of the ordinance provisions would prevent the owner from replacing an existing garage with a new garage and storage space that is the same footprint and in the same location. The primary intent of the zoning code is the preservation and promotion of the health, safety, and welfare of the inhabitants of the City. The existing garage is past its useful life and cannot be easily repaired. Therefore, the health, safety, and welfare of the property's owners would be better served by replacing the existing structure with one that meets their needs and is built to current codes. Changing the location and/or design of the garage would greatly reduce the function and quality of the property. The reference exhibit included in this application package shows several alternatives that were studied by the owner. The health, safety, and welfare of the owners is best served by locating the new garage in the location of the existing garage.
2. Describe any unique physical circumstances or conditions affecting the property. These can include such things as shape, size, narrowness or shallowness, steep slope, or other conditions that are peculiar to the property.

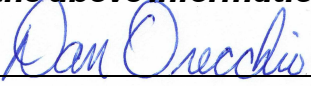


These conditions are the result of the original platting of the lot and construction of the buildings on site. The residence was constructed in 1947 before the adoption of the current Westminster Zoning Code and before the current owners purchased the property; and presumably became non-conforming after the adoption of this code. The lot and all structures on it existed when the owner purchased the property. The owner has not done anything since purchasing the property that has caused or worsened these non-conformities.

6. If the variance is granted, explain how it will not alter the essential character of the neighborhood or district where the property is located and, if the variance is granted, explain how it will not substantially or permanently impair the appropriate use or development of the adjacent property.

There are several examples of detached garage/storage structures located throughout the surrounding neighborhood. Many of these examples are sited similarly and have a 1 ½ or 2 story design. The aesthetic will match the existing residence and be generally similar to the prevailing character in the area. The proposed garage is not altering the current relationship between the existing garage and the lot lines. Therefore, it will be no more impactful on the development and use of the neighboring properties than the current garage is. With the exception of setbacks, the proposed garage meets all other requirements of the zoning code.

**By signing, applicant authorizes City staff to enter his/her property for the purpose of taking photographs to be presented to the Commission at the hearing. By signing below, I assert that the above information is true, correct and complete to the best of my knowledge.**

  
Signature of Property Owner (Required)\*

11/20/2023

Date

*\*If a legal entity, provide proof of authorization to sign.*



Dan and Stephanie Orecchio – Westminster Residence Garage Replacement

3605 W 76<sup>th</sup> Avenue.

Westminster, CO 80030

## Variance Narrative

The owners of this property are requesting a variance from the special requirements for accessory structures. The request is for relief from Special Regulations 11-4-6(N)(5) side setbacks for Accessory Buildings Greater Than 120 Square feet. If granted, the relief will allow them to replace an existing garage structure with a new garage that includes a second level for storage and crafts.

There are other properties in the area (i.e., 7785 Lowell), which have been allowed to build accessory structures with a similar apparent purpose.

The municipal code provides 6 requirements that have to be met before a variance is approved. All are applicable to the property in question. These requirements are detailed at length in the accompanying application document. Approval of this variance will allow for the property to meet the needs of the owners without detracting from the residence or neighborhood.

## Background

The existing accessory garage structure is in the northwest corner of the property. It is 2' 8" clear of the north property line, and 2' 4" clear of the west property line. The accessory structure was existing in its current location when the owner purchased the property. The structure is past its usable life and in poor condition. As such, the owners of the property want to replace it with a new garage.

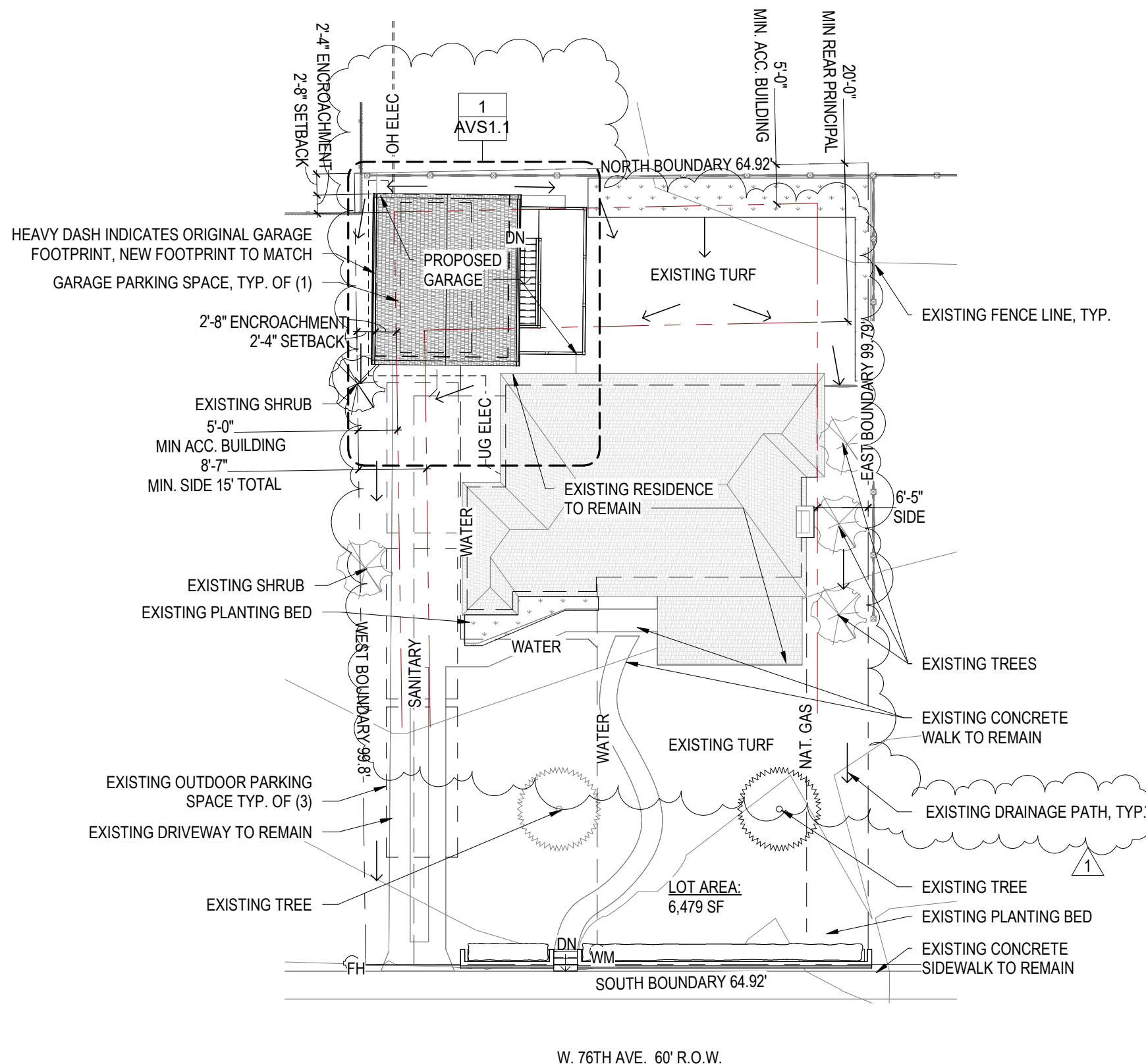
The lot, and all structures on it, were existing when the current Westminster Zoning Code was adopted. Per the current R-A zoning, the property is non-conforming in lot area, depth, and width. The majority of neighboring properties are comparatively larger. As such, the owner's lot cannot be developed in a way neighboring properties have been allowed to do without relief.

## Reasons for a Variance on Setbacks (Accessory Building)

The current zoning code requires a minimum setback of 5' from rear and side lot lines for accessory structures greater than 120 square feet. The owner has performed studies of alternative scenarios for their project. The studies are included in this application package as the Reference Exhibit. There is no practical way to relocate a commensurately sized accessory structure to be both fully code compliant and not severely detrimental to the property itself.

Since the setbacks for a primary building are more restrictive than for an accessory building, constructing an addition is not a solution either. In most scenarios, an addition would be more non-compliant than constructing an accessory building.

For the reasons above the owners are requesting relief from the code required setbacks, to the existing setback encroachment of the current garage. The proposed setback on the north would be 2'8" from the property line, making a 2'4" encroachment. The proposed setback on the west would be 2'4" from the property line, making a 2'8" encroachment. The design will adjust the footprint and location of the new structure to keep its eaves within these setbacks. The design will meet the other applicable requirements for accessory structures laid out in 11-4-6(N), including Architectural Character and size.



## Orecchio Residence Garage

3605 W 76th Ave,  
Westminster, CO,  
80030

1 VARIANCE COMMENTS RESPONSE  
1/25/2024

DAO No.:2023-018

November 17, 2023



## Proposed Site Plan

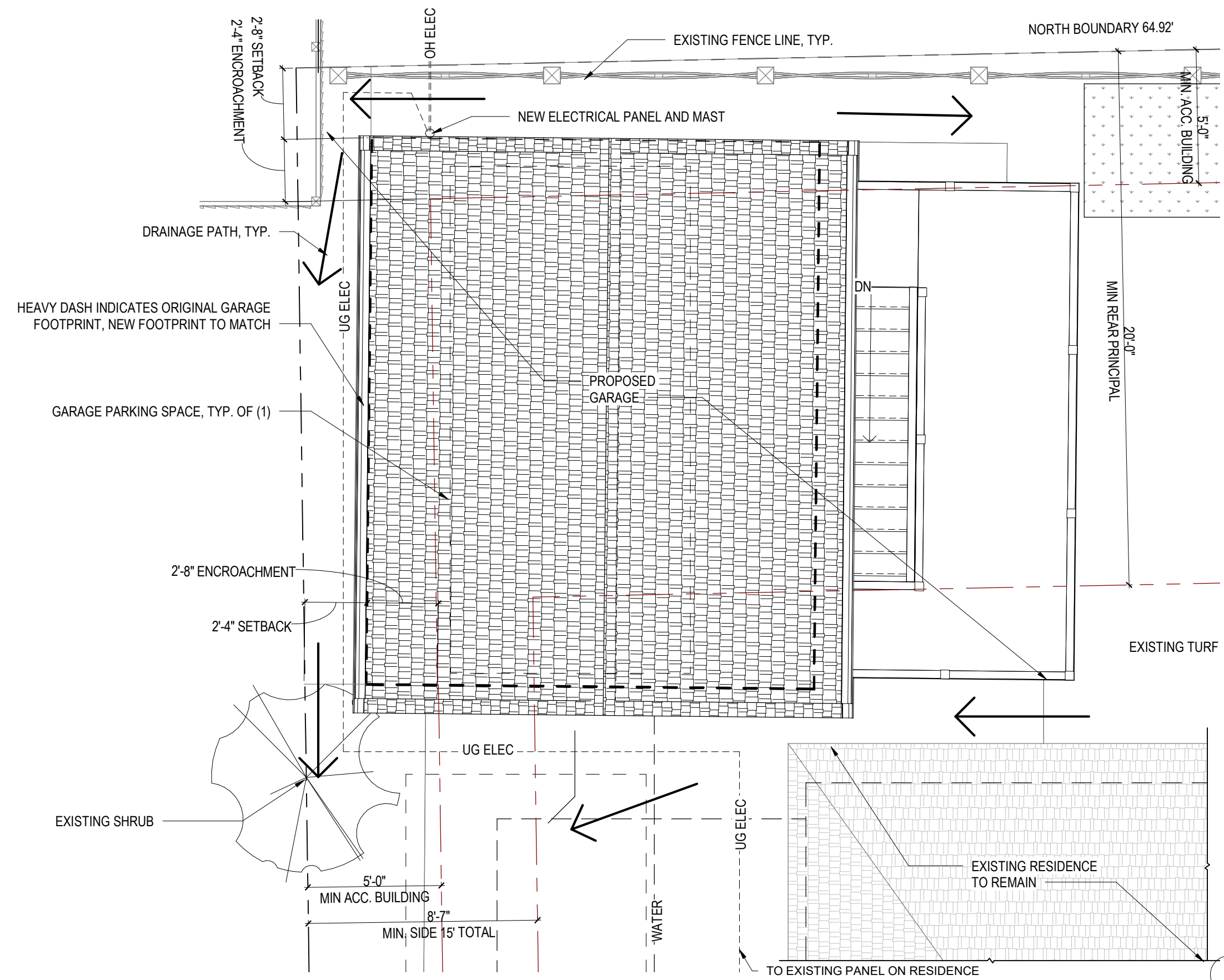
SCALE: 1/16" = 1'-0"

Variance Site Plan

# AVS1.0



7230 Meade Street  
Westminster, CO 80030  
Phone: 720.273.0431  
Email: dan@daoarch.com  
Web: daoarch.com



## Orecchio Residence Garage

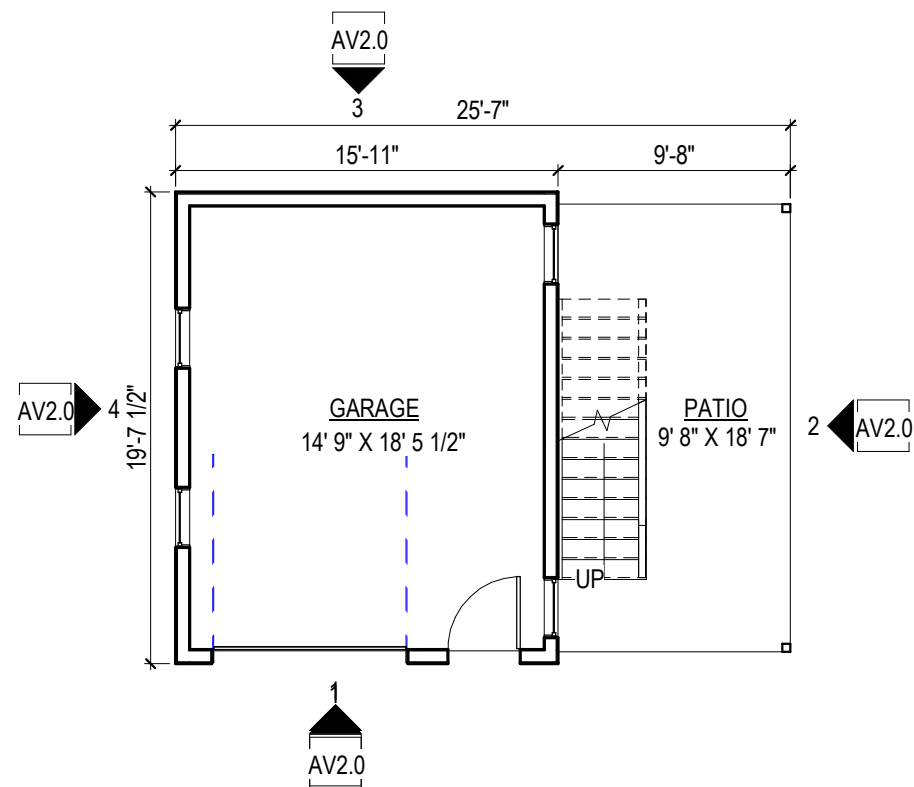
3605 W 76th Ave,  
Westminster, CO,  
80030

VARIANCE COMMENTS RESPONSE  
1/25/2024

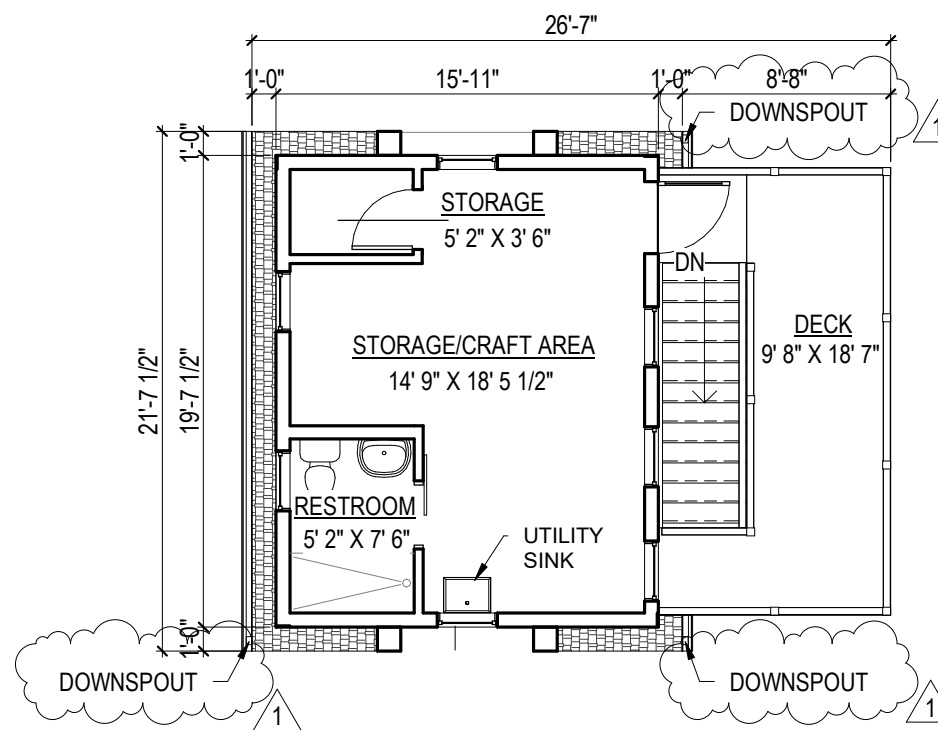
DAO No.:2023-018

**Proposed Site Plan**  
SCALE: 1/4" = 1'-0"

Enlarged Variance  
Site Plan  
**AVS1.1**



**1 First Floor Plan**  
SCALE: 1/8" = 1'-0"



**2 Second Floor Plan**  
SCALE: 1/8" = 1'-0"

## Orecchio Residence Garage

3605 W 76th Ave,  
Westminster, CO,  
80030

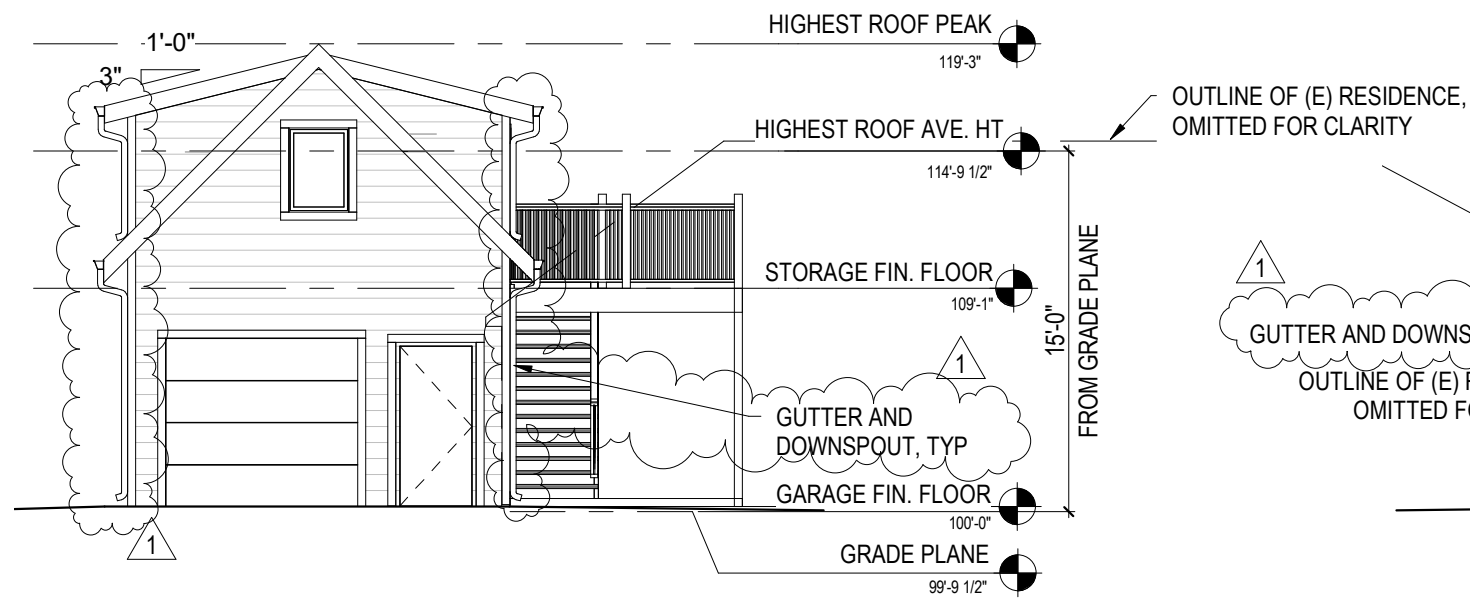
**1** VARIANCE COMMENTS RESPONSE  
1/25/2024

DAO No.:2023-018

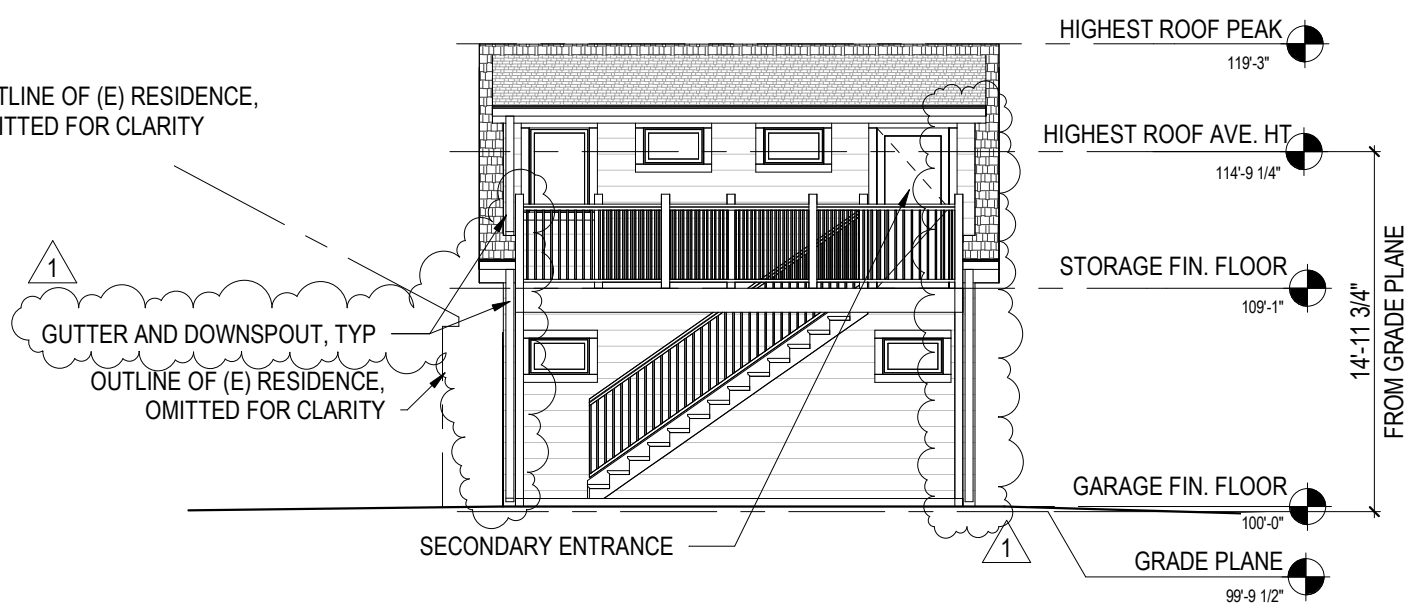
November 17, 2023

Variance Floor Plan

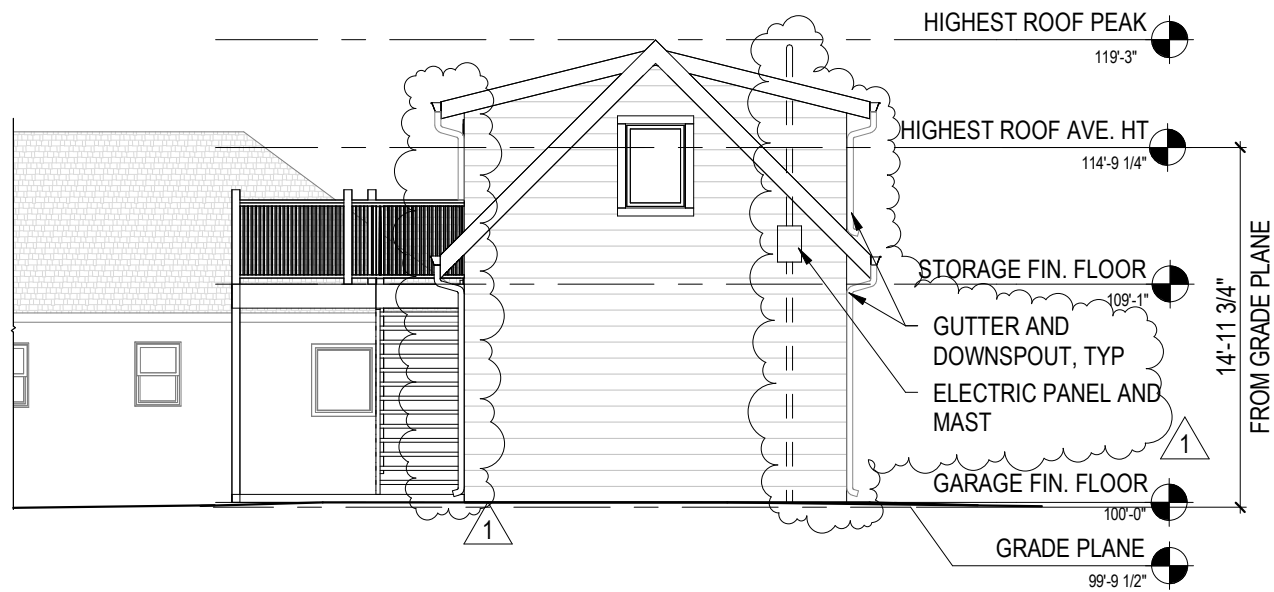
# AV1.0



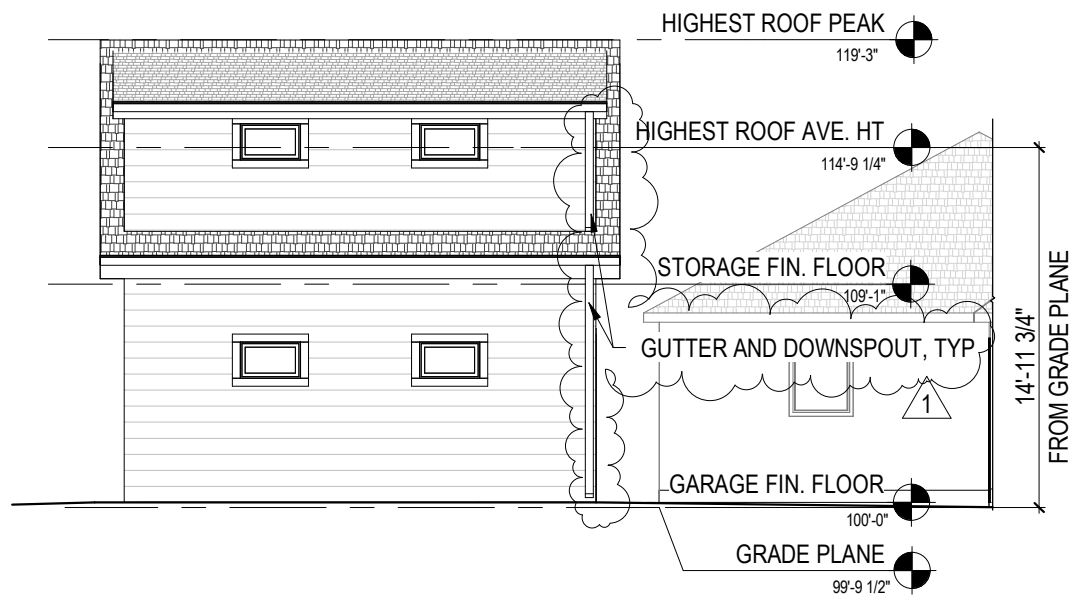
**1 South Garage Elevation**  
SCALE: 1/8" = 1'-0"



**2 East Garage Elevation**  
SCALE: 1/8" = 1'-0"



**3 North Garage Elevation**  
SCALE: 1/8" = 1'-0"



**4 West Garage Elevation**  
SCALE: 1/8" = 1'-0"

**Orecchio Residence Garage**

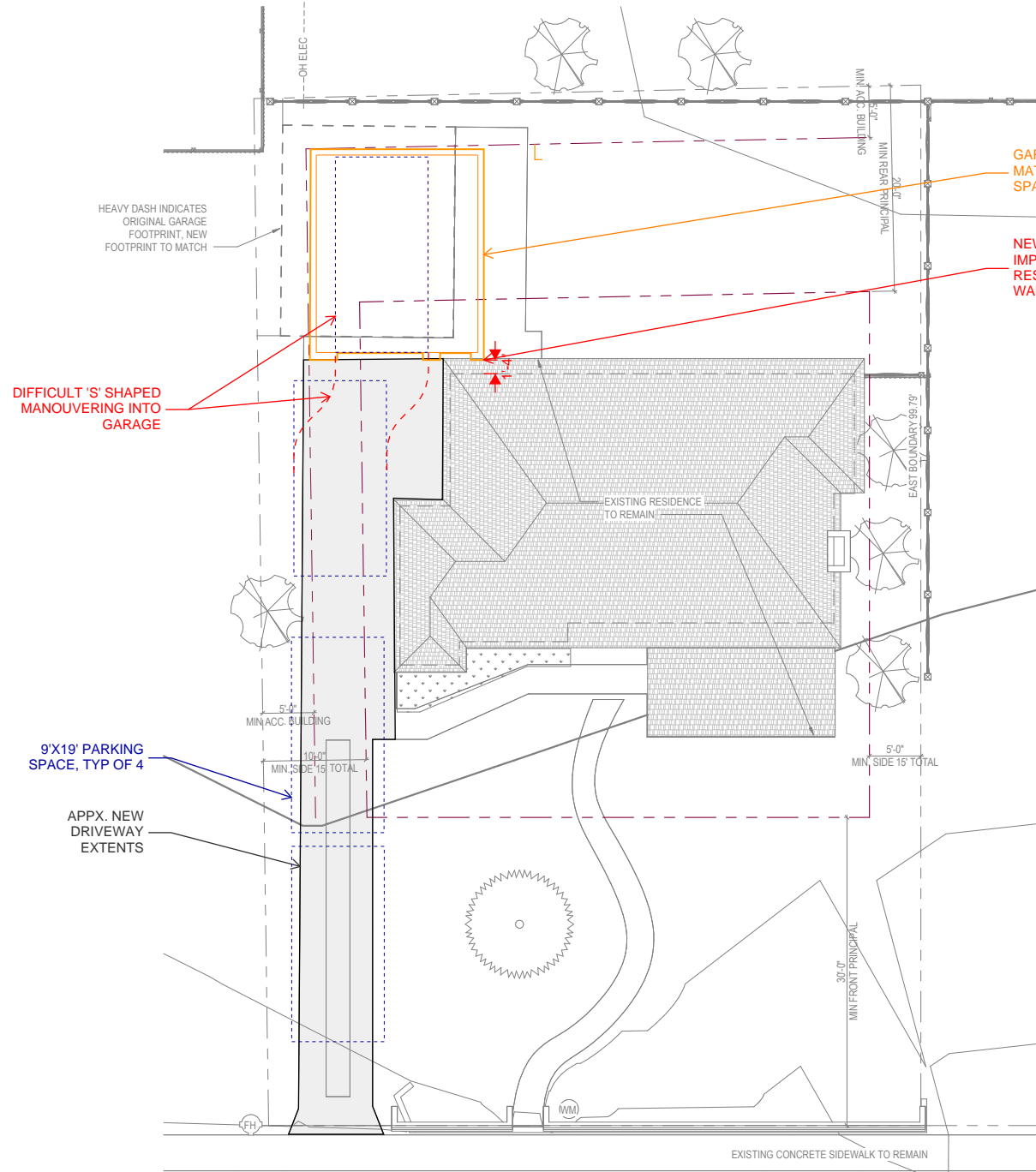
3605 W 76th Ave,  
Westminster, CO,  
80030

△ VARIANCE COMMENTS RESPONSE  
1/25/2024

DAO No.:2023-018

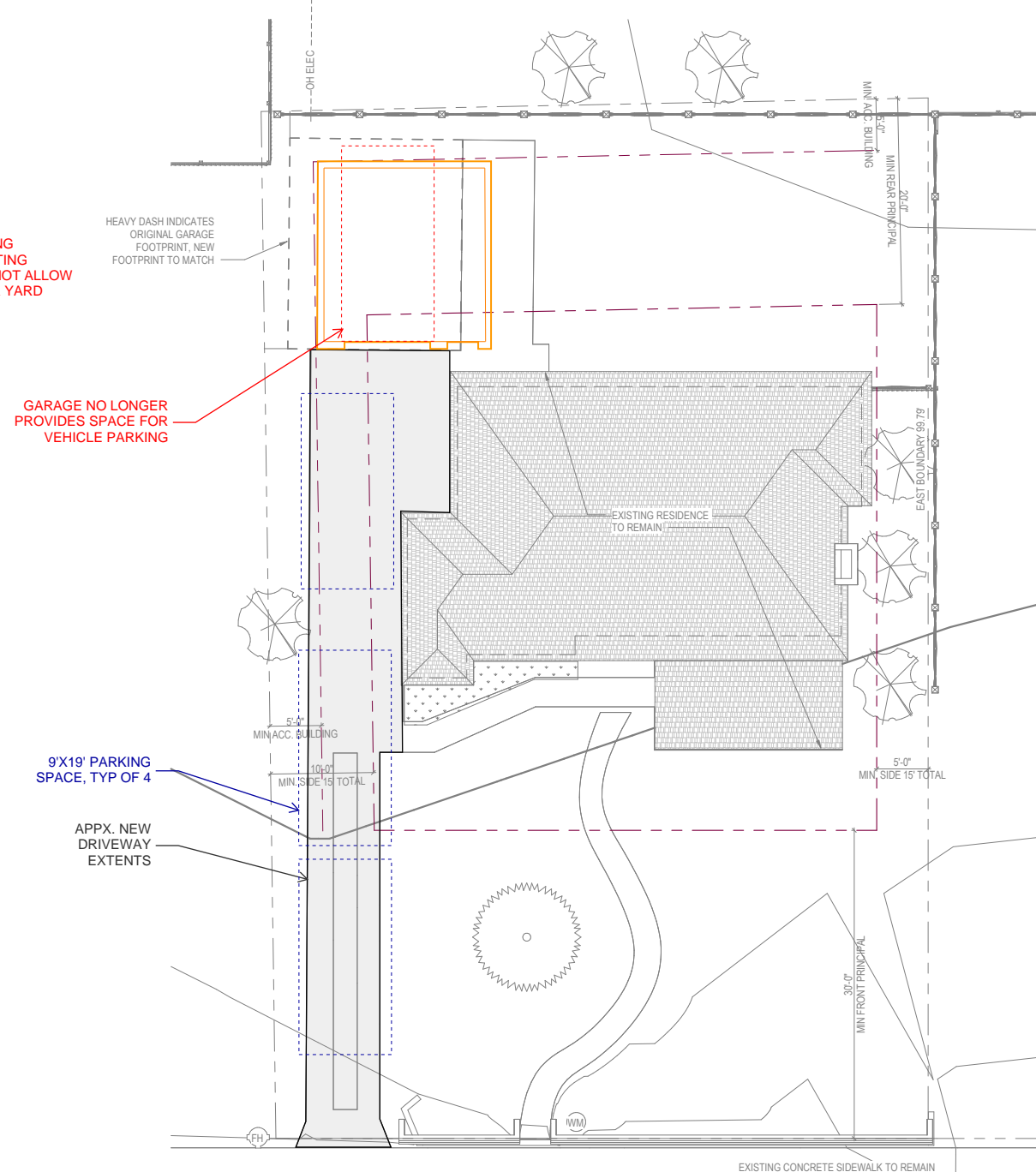
November 17, 2023

Variance Elevations  
**AV2.0**



**Proposed Site Plan**  
SCALE: 1/8" = 1'-0"  
W. 76TH AVE. 60' R.O.W.  
0' 8' 16' 24'

**Scenario 1: Relocated Accessory Building.**  
Relocating a commensurately sized garage to be within the setbacks will impact the structure of the residence. It will not allow walking access to the rear yard between the residence and garage. This configuration also creates an 'S' shaped vehicle approach to the garage that would be difficult to maneuver a vehicle into.



**Proposed Site Plan**  
SCALE: 1/8" = 1'-0"  
W. 76TH AVE. 60' R.O.W.  
0' 8' 16' 24'

**Scenario 2: Resized Accessory Building.**  
Re-sizing the garage to fit within the setbacks will alter the depth of the structure such that a vehicle cannot be parked inside. This will reduce the on-site parking by one space and means there is no garage parking on the property.

## Orecchio Residence Garage

3605 W 76th Ave,  
Westminster, CO,  
80030

DAO No.:2023-018

November 20, 2023

Variance Exhibit

# AVE 1.0

## Orecchio Residence Garage

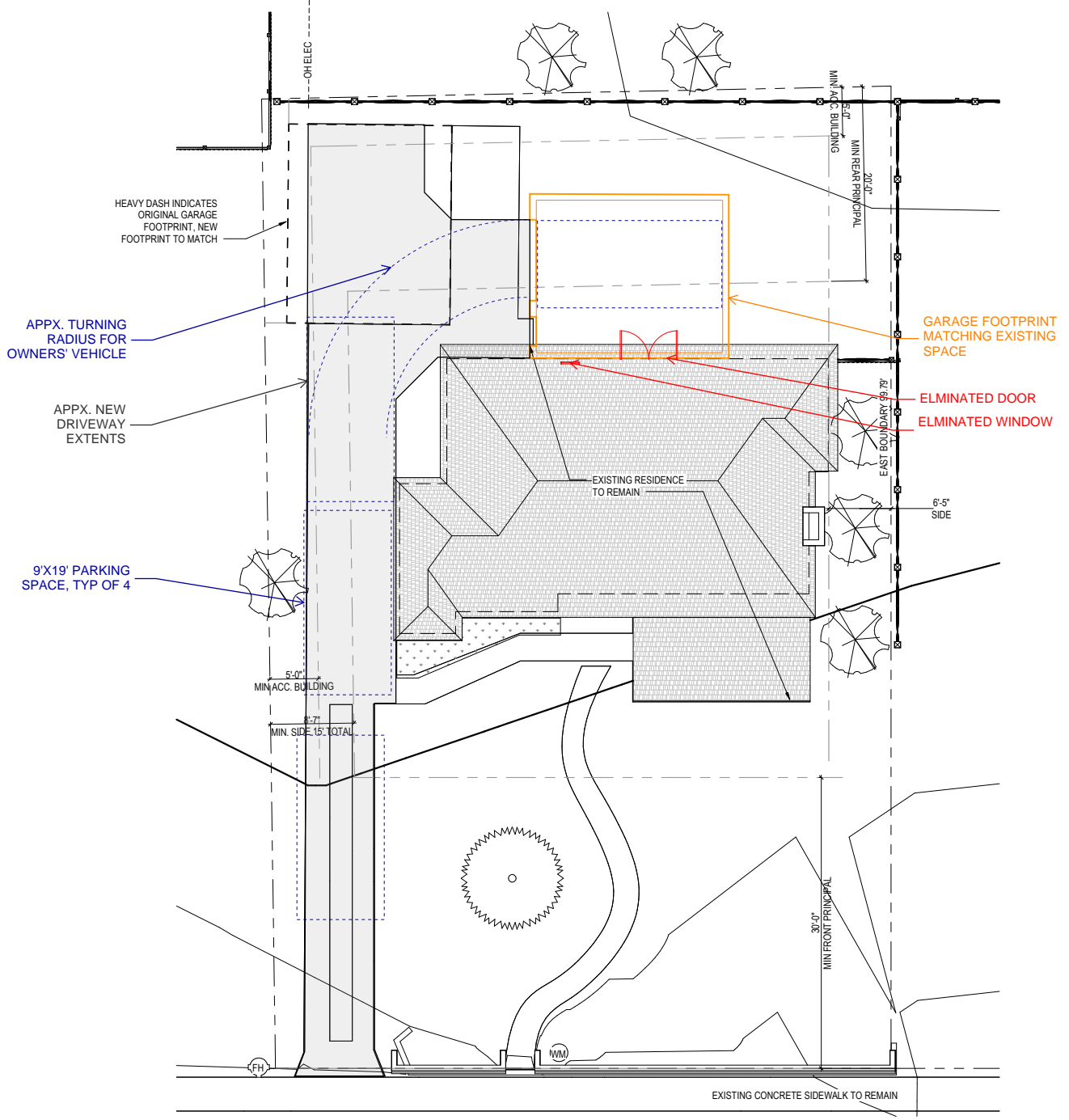
3605 W 76th Ave,  
Westminster, CO,  
80030

DAO No.:2023-018

November 20, 2023

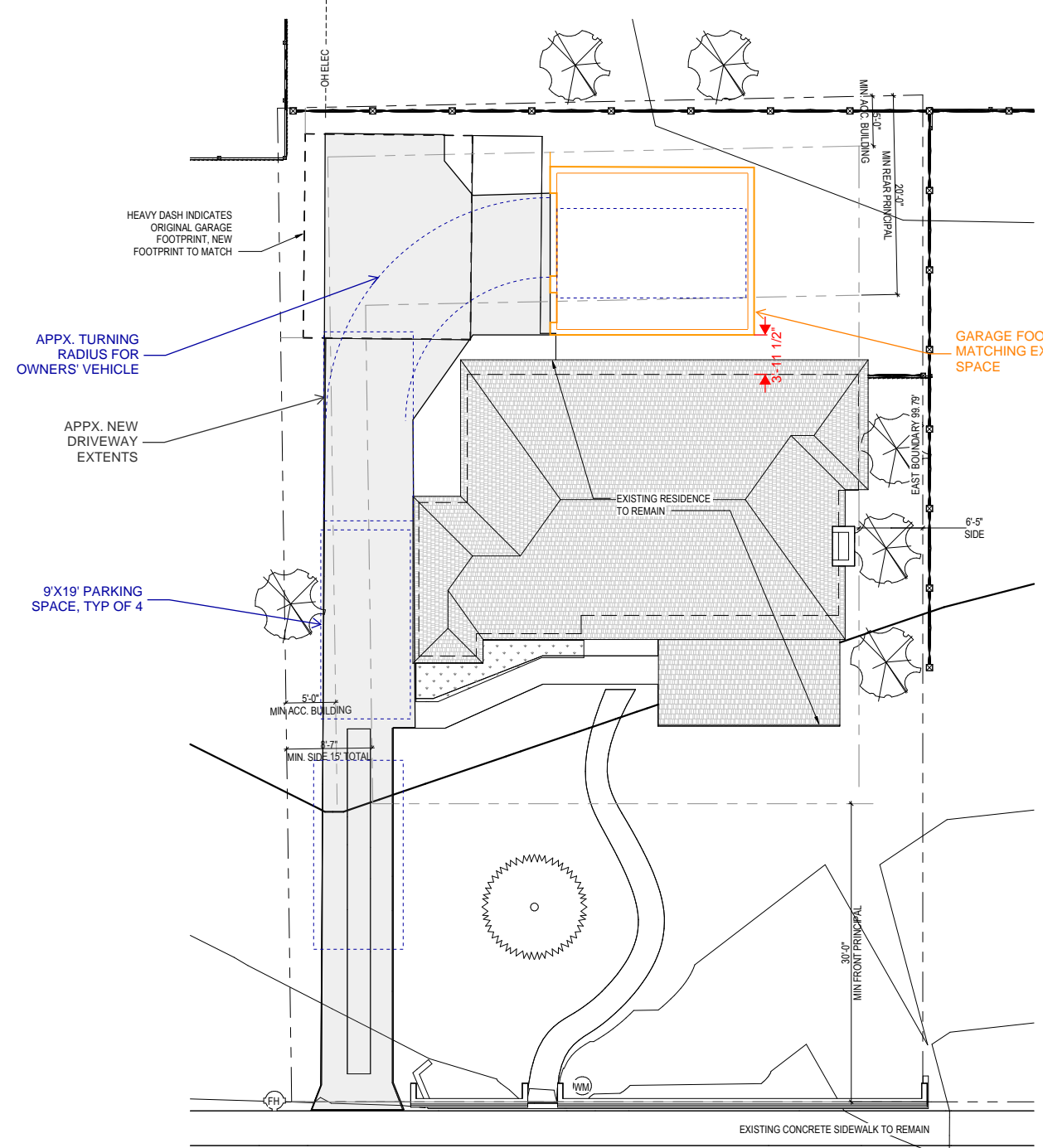
Variance Exhibit

# AVE 1.1



**Proposed Site Plan**  
SCALE: 1/16" = 1' 0"  
W. 76TH AVE. 60' R.O.W.  
0' 8' 16' 24'

**Scenario 3: Attached garage at the back of the residence.**  
This approach will not resolve issues with site setbacks. As an extension of the principal residence, an addition providing the same amount of space as the current garage would still encroach approximately 9'9" into the rear setback. The addition has to be pushed east to allow turning clearance from the existing driveway. This results in a major reduction of the available back yard space, and expansion of the paved area to extend the driveway. The residence would also lose a window and the access door to the rear yard.



**Proposed Site Plan**  
SCALE: 1/16" = 1' 0"  
W. 76TH AVE. 60' R.O.W.  
0' 8' 16' 24'

**Scenario 4: Detached garage at the back of the residence.**  
This approach could resolve issues with site setbacks. However, locating the garage in such a way that it is fully compliant will only allow approximately 4' of clear space between the garage and the house. Although the windows and doors on the primary residence could remain, they now open onto the wall of the garage which will greatly reduce natural light and the quality of the interior spaces. Like scenario 1, this option results in a major reduction of the available back yard space, and expansion of the paved area to extend the driveway.

## Orecchio Residence Garage

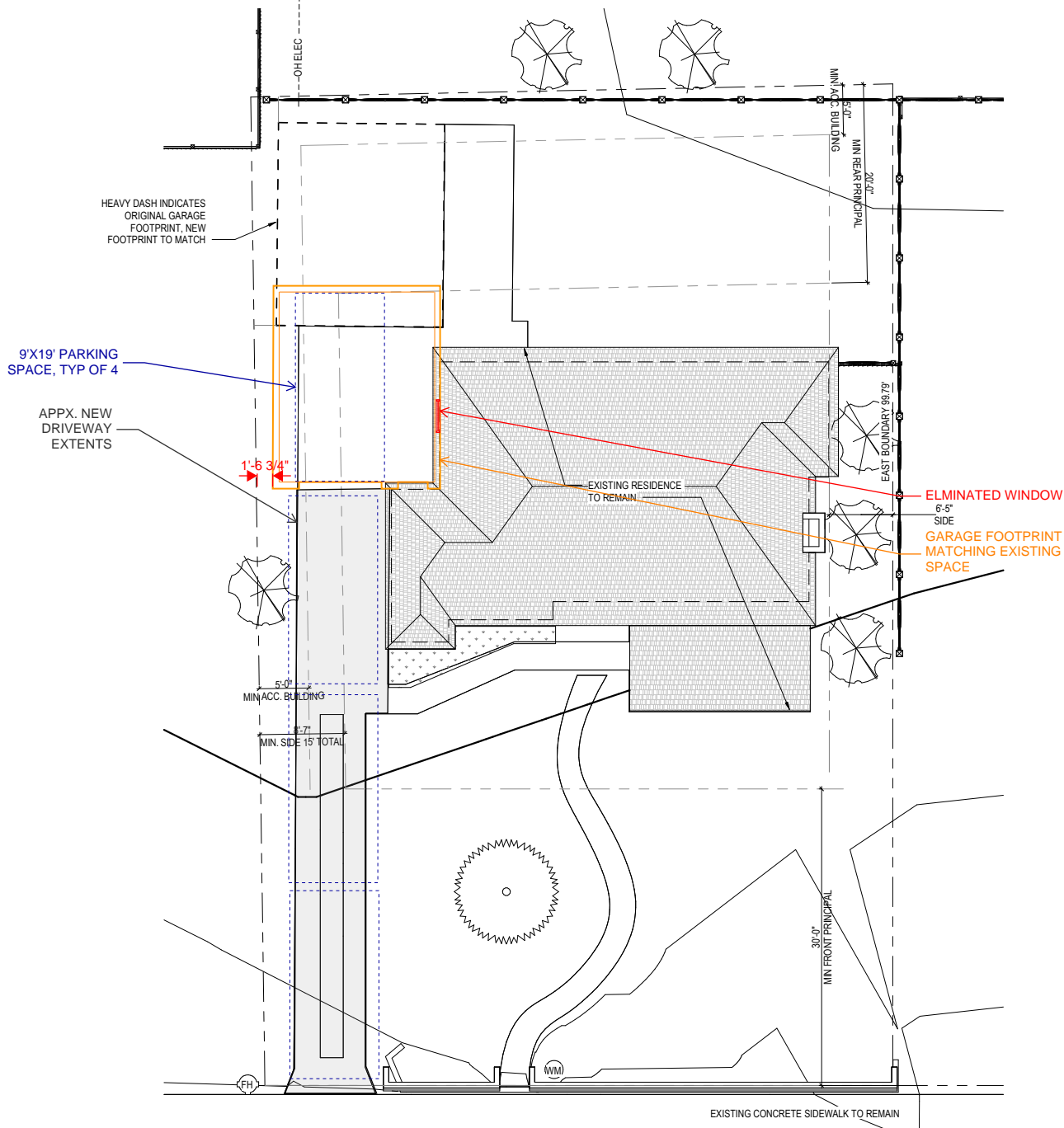
3605 W 76th Ave,  
Westminster, CO,  
80030

DAO No.: 2023-018

November 20, 2023

Variance Exhibit

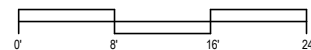
# AVE 1.2



**Proposed Site Plan**

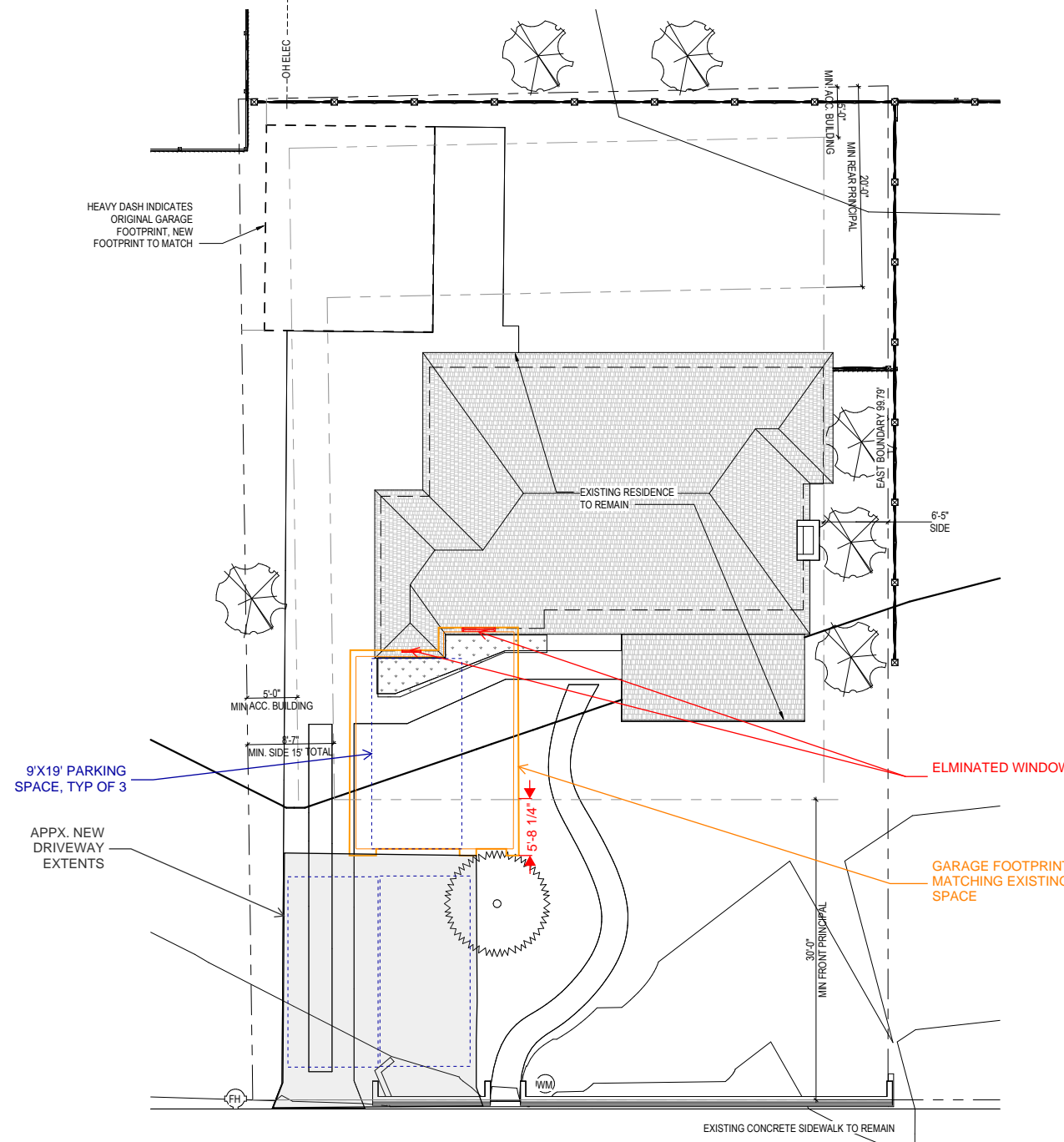
SCALE: 1/16" = 1' 0"

W. 76TH AVE. 60' R.O.W.



### Scenario 5: Attached Garage at the side of the residence.

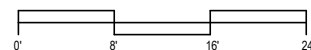
This approach will not resolve issues with site setbacks. As an extension of the principal residence, an addition providing the same amount of space as the current garage would still encroach approximately 10'0" into the side setback, and leave only 1'6" from the residence to the property line. This scenario reduces the driveway area. The residence would also lose a window on the west side of the residence.



**Proposed Site Plan**

SCALE: 1/16" = 1' 0"

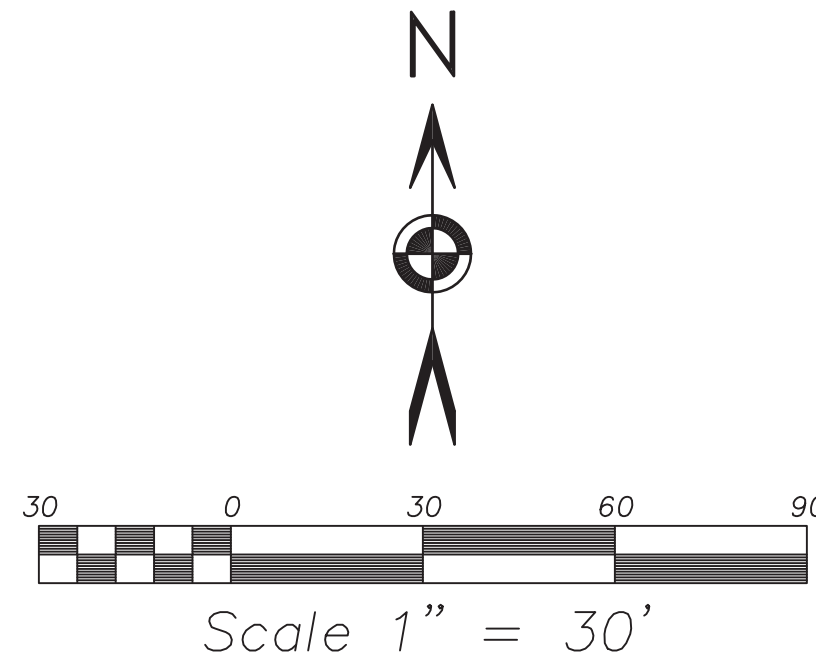
W. 76TH AVE. 60' R.O.W.



### Scenario 6: Attached Garage at the front of the residence.

This approach will not resolve issues with site setbacks. As an extension of the principal residence, an addition providing the same amount of space as the current garage would still encroach approximately 5'8" into the side setback. This approach is undesirable from an urban design perspective as the new front of the house will be much closer to the street than any neighboring property. The character of the primary residence will be altered by making a garage door the most prominent feature of the house. This scenario shortens and widens the driveway, and reduces the on-site parking to 3 spaces. The residence would also lose two windows on the south, side of the residence.





**LEGAL DESCRIPTION PROVIDED: BY CLIENT**

THAT PART OF BLOCK 23, HARRIS PARK, COUNTY OF ADAMS, STATE OF COLORADO, BEGINNING 65 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 23; THENCE WEST 65 FEET; THENCE NORTH 100 FEET; THENCE EAST 65 FEET; THENCE SOUTH 100 FEET TO POINT OF BEGINNING. PROPERTY ADDRESS: 3605 W. 76TH AVE., WESTMINSTER, CO. CONTAINS A CALCULATED AREA OF 6,479 SQUARE FEET MORE OR LESS.

**NOTE:**

Found control measurements and bearings between Blocks and Section line conflict and do not match original plat of Harris Park. Applying the Cooley doctrine to maintain harmony in individual blocks within Harris Park, local control as shown was held to follow the original plat and match existing improvements and fences as closely as possible.

WEST 77TH AVE. 60' R.O.W,  
N 89°54'52" E 369.53'M 370.00'R

# IMPROVEMENT SURVEY PLAT

A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

**SURVEYOR'S NOTES**

- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- This survey was performed in the field on October 19, 2018.
- This survey does not constitute a title search by AAA Surveying Land Consultants, LLC to determine ownership or easements of record. A current title commitment was not provided at the time of survey.
- Elevation Datum: NAVD 88.
- Monuments shown are accepted unless otherwise noted.
- Any underground or above ground utilities shown hereon have been located from client provided utility locates and field survey information. AAA Surveying Land Consultants, LLC does not guarantee said underground utilities to be shown in their exact location or that said underground utilities are shown in their entirety. AAA Surveying Land Consultants, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- BASIS OF BEARINGS: Assumed S89°49'44"W along the North right-of-way line of West 76th Ave. and South line of Block 22, Harris Park between found monuments at SW and NE Block corners and calculated SE Block corner as noted on survey.

**SURVEYOR'S STATEMENT**

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare, that the accompanying plat was surveyed and drawn by him or under his direct supervision and responsible charge, in accordance with the applicable standards of practice by surveyors in the State of Colorado, and is based on his professional knowledge, belief and opinion, and to the best of his knowledge accurately shows the described tract of land thereof, and complies with the requirements of Title 38-51-106 of the Colorado Revised Statutes, 1973, as amended. The above certification by a licensed Professional Land Surveyor, constitutes an opinion regarding facts and findings which are the subject of the certification, and does not constitute a guaranty or warranty, either expressed or implied.



Richard E. Heinz  
State of Colorado Professional Land Surveyor No. 16116  
For and on behalf of AAA Surveying Land Consultants, LLC

**LEGEND**

- R RECORD
  - M MEASURED
  - FIRE HYDRANT
  - CO CLEANOUT
  - W WATER VALVE
  - GUY WIRE
  - POWER POLE
  - ⊙ WATER METER
  - 12" INLET
  - ⊞ ELEC. METER
  - ⊞ ELEC. BOX
  - ⊞ TELE.
  - ⊞ GAS METER
  - OHE OVERHEAD ELEC.
  - + FOUND CROSS
  - FOUND MONUMENT AS NOTED
  - △ SET 1" BRASS TAG PLS#16116 W.C. AS NOTED
  - SET NO. 5 REBAR/CAP PLS#16116
  - ☆ FOUND CROSS SET 1" BRASS TAG PLS#16116 W.C.
- OR OVERHEAD ELEC.  
-x-x- FENCE LINE  
- - - GAS LINE  
- - - SANITARY LINE

BLOCK 22

BLOCK 23

LOWELL BLVD. 80' R.O.W.

80.00'M&R

NO. 6 REBAR  
NO CAP

S 00°11'21" W 599.30'M 600.00'R

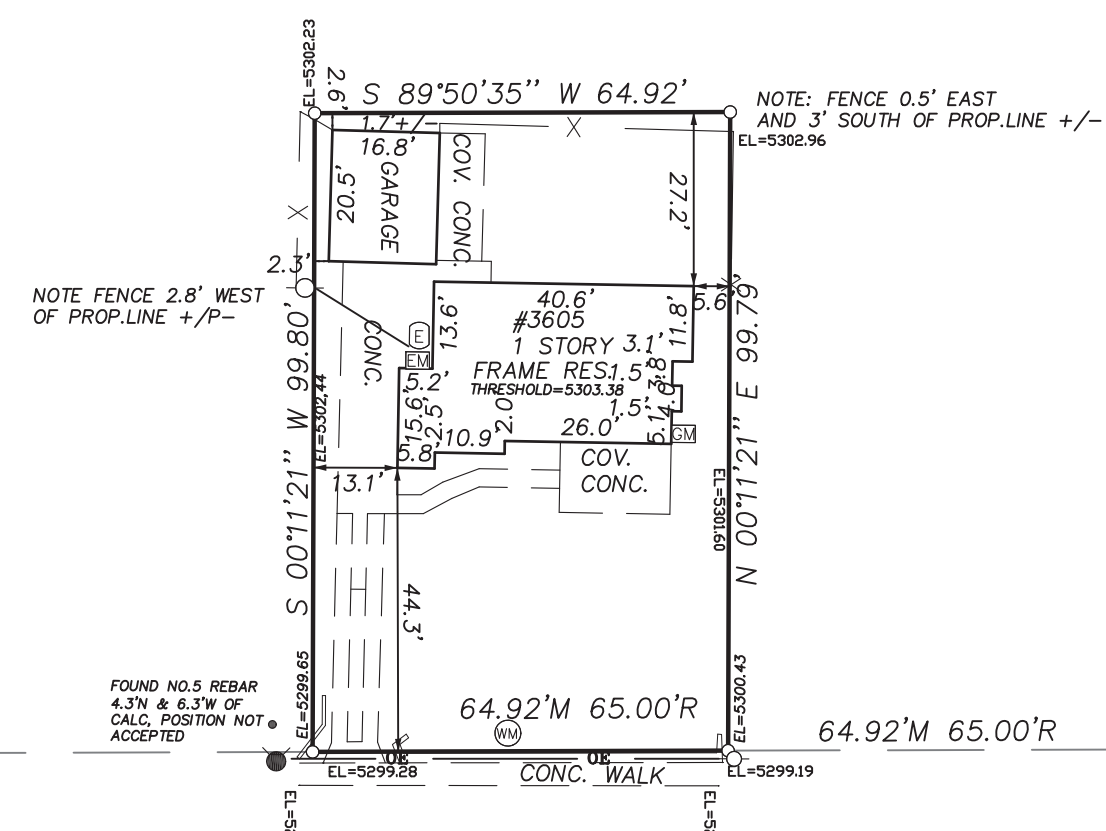
MEADE ST. 80' R.O.W.

S 00°11'21" W 599.18'M 600.00'R

S 00°11'21" W 104.76'M 105.00'R

NO. 4 REBAR  
NO CAP

S 00°11'21" W 493.87'M 495.00'R



(BASIS OF BEARINGS)  
S 89°49'44" W 358.90'M 360.00'R

SE COR. BLOCK 22  
CALCULATED POSITION  
PER SURVEY  
AT REC. NO. 2016-85  
11-7-2016 PLS#38083

80.00'M&R

S 89°49'44" W 369.53'M 370.00'R

WEST 76TH AVE. 60' R.O.W.

**Indexing Statement:**

Deposited this \_\_\_ Day of \_\_\_\_\_ 20\_\_\_ At  
\_\_\_ M. In Book \_\_\_ of the County Surveyors Land  
Survey/Right of Way Surveys at Page(s) \_\_\_\_\_.  
Reception Number \_\_\_\_\_.

REVISIONS				DATE: 10/19/2018	
No.	Remarks	Date	By	AAA SURVEYING LAND CONSULTANTS, LLC	
				PROFESSIONAL LAND SURVEYOR'S	
				P.O. BOX 2016, ELIZABETH, CO 80107	
				PHONE (303) 519-7015 FAX (303) 940-4927	
				PROJECT No.: 18-3605 SHEET 1 OF 1	



## WESTMINSTER

Agenda Memorandum

Agenda Item 3b

### Planning Commission Meeting March 12, 2024



*Strategic Priority 3: **Shared Sense of Community** – Foster equitable opportunities that help residents feel at home and connected in their community and empowered to live their best lives.*

**SUBJECT:** Public Hearing and Recommendation on a Rezoning, Preliminary Development Plan and Official Development Plan for Wilson's Subdivision Block 2, Lots 1 & 2

**PREPARED BY:** Nathan Lawrence, Senior Planner

#### **RECOMMENDED PLANNING COMMISSION ACTION:**

1. Hold a public hearing.
2. Recommend that City Council approve the Rezoning, Preliminary Development Plan and Official Development Plan for Wilson's Subdivision Block 2, Lots 1 & 2. This recommendation is based on the finding that the rezoning, Preliminary Development Plan, and Official Development Plan generally comply with the criteria in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code.

#### **SUMMARY STATEMENT:**

- The proposed development consists of a 0.17-acre parcel located at 3699 West 73rd Avenue at the northwest corner of the intersection of Wilson Court and West 73rd Avenue, see Attachment 1.
- The rezoning from B-1 Business to Planned Unit Development (PUD) would allow for the adaptive reuse of the existing building for a multifamily project with first floor commercial.
- The Preliminary Development Plan (PDP) would add Multi-Family, Professional Offices, Personal Services, Retail Commercial, and Live/Work Units as permitted uses on the Wilson's Subdivision Block 2, Lots 1 & 2 PUD in accordance with the Comprehensive Plan and modify related development standards, see Attachment 2.
- The Official Development Plan (ODP) would allow the creation of eight dwelling units including and approximately 500 square feet of commercial space, see Attachment 3.

#### **FISCAL IMPACT:**

\$0 in expenditures.

**SOURCE OF FUNDS:**

Not applicable.

**POLICY ISSUE(S):**

Should the Planning Commission recommend that City Council approve the rezoning, PDP, and ODP for the subject property known as Wilson’s Subdivision Block 2, Lots 1 & 2?

**ALTERNATIVE(S):**

The Planning Commission could choose to recommend that City Council deny the rezoning, PDP, and ODP. Staff does not recommend this option because the rezoning, PDP, and ODP are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15, Westminster Municipal Code (W.M.C.)

**BACKGROUND INFORMATION:**

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a PDP and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

If the City Council chooses to approve this rezoning, PDP and ODP, the applicant will need to secure approval of civil construction drawings and building permits before any construction could occur.

History of Subject Property

According to Adams County records, the existing building was constructed in 1964 and has been utilized as an office building in the past. It was purchased by the current owners in 2022 and is presently vacant. The property is currently zoned B-1 Business.

Nature of Request

The applicant and property owner are seeking a recommendation of approval of the above referenced rezoning, PDP, and ODP to allow the adaptive reuse of an existing building to create eight multifamily units and 500 square feet of commercial space on the subject property. Additional land uses are proposed to be added as permitted uses to allow for flexibility in potential future reuse and redevelopment scenarios. All proposed uses are compliant with the City’s Comprehensive Plan designation of Mixed-Use Neighborhood.

The applicant is requesting two PUD exceptions. The exceptions and justifications for them are provided on Sheet 2 of the ODP, see Attachment 3.

Applicant

Owen Beard, Solid Architecture Design  
190 West Archer Place  
Denver, CO 80223  
obeard@solidarch.com  
(303)995-5581

Property Owner

3699 W 73rd Ave LLC  
3699 W 73rd Ave  
Westminster, CO 80030-5293

Location

The 0.17-acre project site is addressed at 3699 73rd Avenue and is located on the northwest corner of the intersection of West 73rd Avenue and Wilson Court.

Surrounding Land Uses and Designations

<b>Direction</b>	<b>Development Name</b>	<b>Zoning</b>	<b>Comp Plan Designation</b>	<b>Current Use</b>
<b>North</b>	Harris Park	R-2	R-3.5	SF Residential
<b>East</b>	Harris Park	B-1	Mixed Use Neighborhood	Business
<b>South</b>	Harris Park	B-1	Mixed Use Neighborhood	Business
<b>West</b>	Harris Park	B-1	Mixed Use Neighborhood	Business

Public Notification

Section 11-5-13(A), W.M.C. requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before the Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the Denver Post by the required deadline.
- **Property Posting:** Notice of the public hearing 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 public hearing, 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.

### Westminster Municipal Code Analysis

*11-5-14. - Standards for Approval of Planned Unit Development Zoning, Preliminary Development Plans and Amendments to Preliminary Development Plans.*

*(A) In reviewing an application for approval of Planned Unit Development zoning and its associated Preliminary Development Plan, or an amended Preliminary Development Plan, the following criteria shall be considered:*

- 1. The Planned Unit Development (PUD) zoning and the proposed land uses in the associated Preliminary Development Plan are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.*

The proposed addition of multifamily land use, among commercial uses, complies with the City's Comprehensive Plan designation of Mixed-Use Neighborhood and complies with the vision set forth in the Harris Park Community Vision Plan.

- 2. The Preliminary Development Plan exhibits the application of sound, creative, innovative, or efficient planning principles.*

The plan exemplifies key planning principles through the development standards presented in this PDP. The site contains an existing office building that would be adaptively reused to create a mixed-use multifamily project. The addition of new residents will increase the population of the area and help bolster street activity and support existing businesses. The new 500 square foot commercial space located on the main floor will provide an opportunity for a new business to locate in the core of Harris Park.

The project will be well-integrated into the existing transportation networks and will function as an effective infill project in this neighborhood. The corner location, and existing building location, preclude the opportunity to locate parking behind the building. However, a knee-height wall will line the sidewalk edge along 73rd Avenue and will include a break with a demarcated pedestrian path leading directly to the front door of the commercial space. A new sidewalk will be added along the Wilson Court frontage to bolster pedestrian mobility around the site. New landscaping will be added at the street corner to soften the presence of the parking area and visually anchor the corner.

- 3. 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 Preliminary Development Plan (PDP).*

The two exceptions being requested by the applicant from the Traditional Mixed Use Neighborhood Development (TMUND) Design Guidelines reflect the limits of reusing an existing building. To fit the minimum number of required parking spaces, a request to allow compact parking spaces is being requested. The second exception is to waive the requirement for covered or garage parking. Covered parking is not typical in this neighborhood and garage parking is not an option given site constraints.

The applicant is requesting to reduce the public land dedication by 80 percent of what would be required by City Code. Staff is in support of this request as a means of encouraging redevelopment and adaptive reuse of existing structures in the Harris Park neighborhood.

4. *The PDP is compatible and harmonious with existing public and private development in the surrounding area.*

Staff believes that the proposed project is compatible and harmonious with existing development in both building scale and site planning. To the north and west of the project are both single-family homes ranging from one to one and a half stories. The building to the west houses a business fronting 73rd Avenue. The two-story height of the existing building serves as a natural transition to a more walkable, urban environment along 73rd Avenue and fits with scale envisioned in the Harris Park Community Vision Plan.

5. *The PDP 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.*

Given that the existing building is being preserved with only minor exterior changes, and only the land use is changing, no negative impacts are expected. Activating an existing building that has been vacant will improve community vitality and will create homes for new residents that will live, work, shop and play in the Harris Park neighborhood.

6. *The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.*

No adverse impacts are anticipated as a result of this PDP. This redevelopment and the associated new residents and a business may encourage redevelopment in the rest of the Harris Park neighborhood core.

7. *Streets, 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.*

Existing site access will remain mostly intact. The primary entrance into the commercial portion of the building fronts 73rd Avenue which will engage the street and encourage pedestrian activity. Pedestrian connections to the surrounding streets are proposed, enabling residents to easily walk, bike or take transit to nearby locations including Westminster Station. A traffic study is required along with the ODP submittal to ensure that any negative impacts from traffic are addressed.

8. *The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.*

No additional easements or right-of-way is being requested as part of this development application.

9. *Performance standards are included that ensure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.*

The land use and development standards requested by the applicant in this PDP will ensure that the ODP associated with the proposed development will conform to all applicable City Codes. Exceptions from the TMUND Design Standards have been listed in the PDP and justification has been provided. See Attachment 2.

10. *The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant complies with this criterion.

*(B) Failure to meet any of the above-listed standards may be grounds for denial of an application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.*

*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.*

The ODP is in conformance with all City Codes, Ordinances, and policies with exceptions to the TMUND Design Standards noted in the ODP. See Attachment 3.

- 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).*

The plan is in conformance with the PDP that is being considered as part of this development proposal.

- 3. The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.*

As explained in the response to the PDP approval criteria, Staff believes that the plan meets this criterion.

- 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.*

All PUD exceptions have been explained in the response to the PDP approval criteria and are noted in the ODP.

- 5. The plan is compatible and harmonious with existing public and private development in the surrounding area.*

As explained in the response to the PDP approval criteria, Staff believes that the plan meets this criterion.

- 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.*

As explained in the response to the PDP approval criteria, Staff believes that the plan meets this criterion.

- 7. The plan has no significant adverse impacts on future land uses and future development of the immediate area.*

As explained in the response to the PDP approval criteria, Staff believes that the plan meets this criterion.

- 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.*

As explained in the response to the PDP approval criteria, Staff believes that the plan meets this criterion.

- 9. Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.*

The existing building setbacks and height conform with those of surrounding buildings. Some private site improvements will occur on public property due to platting issues commonly found in this older part of the City, but maintenance of these improvements would fall on the property owner not the City as noted on the ODP.

- 10. The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.*

The existing CMU block and concrete building façade will be restored and will continue to serve as the primary façade material. The addition of a new exterior stairwell will provide required safety egress. New window openings will provide additional natural light to the unit interiors and will update the architectural style of the building to a modern expression. The addition of ground level patios and upper floor balconies should enhance visual interest and engagement with the surrounding environment.

- 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.*

As mentioned, parking will be screened from 73rd Avenue with a new knee-high wall that will create a firm delineation between the public sidewalk and the private parking lot.

- 12. Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.*

Minimum overall site area landscape has been reduced to 18 percent from the typical 40 percent requirement. A maximum amount of impervious surface has been removed while still allowing for the required minimum off-street parking. New landscaped areas will be densely planted with low water plantings. No high hydrozone planting areas are proposed.

- 13. Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.*

A traffic study is required along with the ODP. Staff has identified no issues with existing street capacity in relation to vehicular traffic.

- 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.*

As explained in the response to the PDP approval criteria, Staff believes that the plan meets this criterion.

- 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.*

Direct access will be provided from the commercial space and the residential to 73rd Avenue and the sidewalk network that connects the site to nearby commercial businesses, bus stops, and Westminster Station.

- 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.*

Given the small size of the project site, and the fact that it is an adaptive reuse project, no onsite detention is required. Staff has reviewed and approved the drainage and utility study that is required along with the ODP.

- 17. The applicant is not in default or does not have any outstanding obligations to the City.*



The applicant complies with this criterion.

*(B) Failure to meet any of the above-listed standards may be grounds for denial of an Official Development Plan or an amendment to an Official Development Plan.*

Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held on October 26, 2023. In advance of the neighborhood meeting, the applicant mailed notice of the meeting to property owners, occupants, and homeowners associations registered with the City within 1,000 feet of the subject property. The meeting was also advertised on the City's website. Approximately six members of the public attended the project meeting. The applicant started the meeting with a presentation about the proposed development and staff gave an overview of the development review process.

Questions were raised about the adequacy of off-street parking and potential for spill over onto neighboring streets and about ADA accessible units. Comments were made related to the positive impact that new development may have on the neighborhood.

Summary of Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the ODP as it generally meets the standards for approval in Sections 11-5-14 and 11-5-15, W.M.C.

**STRATEGIC PLAN PRIORITIES:**

The City's Strategic Plan priority of Shared Sense of Community is met through the proposed development's provision of eight new units of housing and 500 square feet of commercial space that will be fully integrated into the surrounding Harris Park community.

Respectfully Submitted,



John McConnell, AICP  
Interim Planning Manager

**ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Proposed Preliminary Development Plan

Attachment 3: Proposed Official Development Plan

# ATTACHMENT 1



GIS-Apps\WestGIS\ArcGIS93Template\Westminster\_Basic\_93.mxd

## VICINITY MAP



## LEGAL DESCRIPTION

A PORTION OF THE SE 1/4 OF SEC. 31, T2S, R68W, OF THE 6TH P.M. CITY OF WESTMINSTER, COUNTY OF ADAMS

LOTS 1&2, BLOCK 2, WILSON'S SUBDIVISION, BOOK #2, PAGE #16, RECEPTION #102164, DATED MAY 23, 1924 LYING WITHIN THE SE 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO

## SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

DATE \_\_\_\_\_ REGISTERED LAND SURVEYOR & NO. \_\_\_\_\_

## PROPERTY OWNER

OWNER: 3699 W. 73RD AVE. L.L.C.  
 ADDRESS: 3699 W. 73RD AVE  
 WESTMINSTER, CO 80030-5293  
 MARTIN ECKERT: 303-884-7891

## CONSULTANTS

ARCHITECTURAL DESIGN:  
 SOLID ARCHITECTURAL DESIGN  
 190 W. ARCHER PLACE  
 DENVER CO 80223  
 (303) 995-5581  
 ob Beard@solidarchdesign.com

STRUCTURAL ENGINEERING:  
 WEBER ENGINEERING  
 PO Box 7285 Dillon, CO 80435  
 cweber@weberengineering.net

MECHANICAL ELECTRICAL AND PLUMBING ENGINEERING:  
 Reno James Engineering  
 3760 Vance St #301  
 Wheat Ridge, CO 80033  
 Office: 303.800.5105 x106  
 Direct: 720.465.5168

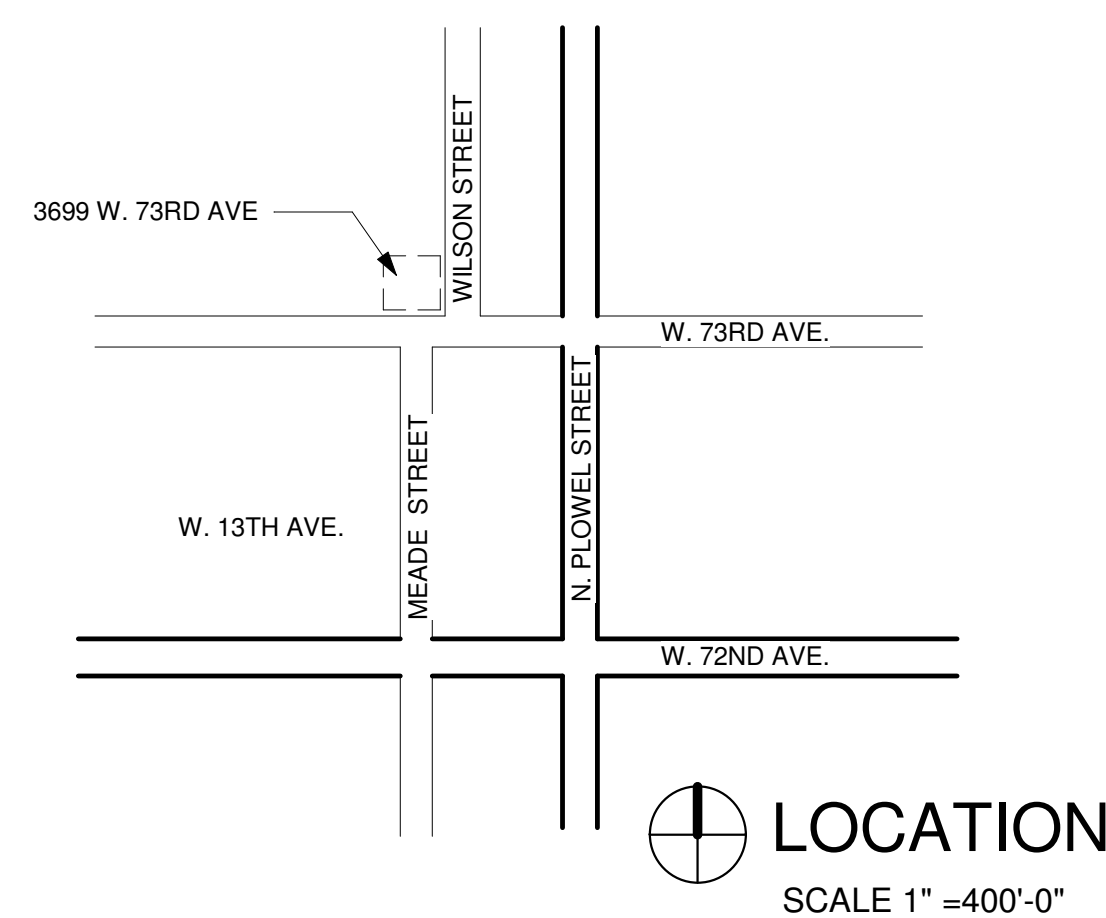
CIVIL ENGINEERING:  
 FABRE ENGINEERING Inc  
 2063 Pinon Pl, Erie, CO 80516  
 720-903-0048

## DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE. THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

THE PROJECT WILL BE COMPLETE IN A SINGLE PHASE

# PRELIMINARY DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2 A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 3



## PERMITTED USES

MULTI-FAMILY, PROFESSIONAL OFFICES, PERSONAL SERVICES, RETAIL COMMERCIAL, LIVE/WORK UNITS

## PROHIBITED USES

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

## PROJECT SCOPE

THIS PROJECT WILL MAINTAIN THE EXISTING STRUCTURE AND RECONFIGURE THE INTERIOR OF THE BUILDING TO CHANGE IT FROM AN OFFICE BUILDING WITH A SINGLE RESIDENCIAL UNIT TO 8 RESIDENTIAL UNITS WITH A SMALL OFFICE, RETAIL OR FOOD SERVICE SPACE.

## ZONING & LAND USE

CURRENT ZONING & LAND USE: B-1 BUSINESS BY: DEPUTY CLERK  
 PROPOSED ZONING & LAND USE: PLAND USE DEVELOPMENT (PUD)  
 COMPREHENSIVE PLAN DESIGNATION: MIXED-USE NEIGHBORHOOD (MUN)

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:	R-2 TWO FAMILY	SF-RESIDENTIAL	R-3.5
SOUTH:	B-1 BUSINESS	BUSINESS	MIXED-USE NEIGHBORHOOD
EAST:	B-1 BUSINESS	BUSINESS	MIXED-USE NEIGHBORHOOD
WEST:	B-1 BUSINESS	BUSINESS	MIXED-USE NEIGHBORHOOD

## LAND USE TABLE

LAND USE	ACRES	% OF PROPERTY	FAR OR DU/AC
MULTI-FAMILY /RETAIL	.172	100%	.59 FAR/47 DU/AC

## OWNER APPROVAL

I, MARTIN ECKERT, AS MANAGER OF 3699 WEST 73RD AVE. L.L.C., A COLORADO STATE LIMITED LIABILITY CORPORATION, PROPERTY OWNER, DO SO PPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

## CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_.M.

ADAMS COUNTY CLERK AND RECORDER \_\_\_\_\_

BY: DEPUTY CLERK \_\_\_\_\_

SHEET 1 OF 3	PDP TITLE PAGE
SHEET 2 OF 3	PDP CITY REQ. NOTES
SHEET 3 OF 3	PDP SITE PLAN

solid design and construction

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 denver colorado 80223  
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 www.solidarch.com

Mid-Mod apts

3699 west 73rd ave

Westminster, CO

80030

DESCRIPTION DATE:	5/10/23	7/6/23	8/9/23	12/14/23
PDP REV.1				
SUB01				
SUB02				
SUB03				

SHEETS:  
SHEET 1 OF 3

PDP TITLE PAGE

DATE: 7/6/23

PRELIMINARY DEVELOPMENT PLAN  
**WILSON'S SUBDIVISION**  
**LOTS 1&2, BLOCK 2**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 3

DATE: 7/6/23

**PROJECT NOTES**

**PARK DEVELOPMENT FEE:**

THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF **\$1,466(2022)** PER DWELLING UNIT IS DUE TO THE CITY.  
 FOR **8** DWELLINGS THE TOTAL FEE IS **\$11,728**. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

**PUBLIC LAND DEDICATION:**

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. WESTMINSTER MUNICIPAL CODE SECTION 11-6-8(B) REQUIRES THE DEDICATION OF 12 ACRES PER 1,000 RESIDENTS. PROJECTED POPULATION FOR THIS DEVELOPMENT IS 2 PERSONS PER UNIT. FOR 8 UNITS, THE POPULATION IS 16 PERSONS. FOR 16 PERSONS, THE PUBLIC LAND DEDICATION REQUIRED IS 0.192 ACRES. IF THE CITY DETERMINES A LAND DEDICATION IN ACCORDANCE WITH THIS SECTION WOULD NOT SERVE THE PUBLIC INTEREST, THE CITY MAY REQUIRE PAYMENT OF A FEE IN LIEU OF THE DEDICATION, OR MAY REQUIRE DEDICATION OF A SMALLER AMOUNT OF LAND THAN WOULD OTHERWISE BE REQUIRED AND PAYMENT OF A FEE IN LIEU OF THE PORTION NOT DEDICATED. THE AMOUNT OF THE FEE SHALL BE THE FAIR MARKET VALUE OF THE LAND THAT WOULD OTHERWISE BE REQUIRED TO BE DEDICATED UNDER THIS SECTION. FOR THIS DEVELOPMENT, BASED ON A LAND PURCHASE PRICE (OR FAIR MARKET VALUE AS DETERMINED BY A CURRENT APPRAISAL) OF \$1,627,906 PER ACRE MULTIPLIED BY 0.192 ACRES, THE FEE-IN-LIEU TOTALS \$312,558. THE FEE-IN-LIEU PAYMENT IS DUE PRIOR TO RECORDATION OF THE FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED.

THE CITY COUNCIL HAS APPROVED REDUCTION OF THE REQUIRED FEE-IN-LIEU PAYMENT FOR THIS DEVELOPMENT BY 80 PERCENT TO SUPPORT AND FACILITATE THE ADAPTIVE REUSE OF THE EXISTING BUILDING AND SITE. THE REDUCED FEE-IN-LIEU PAYMENT SHALL BE \$62,512

**SCHOOL LAND DEDICATION:**

THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH IN LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. FOR **MULTI FAMILY UNIT** A FEE OF **\$ 112 (2022)** PER DWELLING UNIT IS DUE TO THE CITY. FOR **8** DWELLINGS THE TOTAL FEE IS **\$ 896**. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES

**PUBLIC ART:**

NOT REQUIRED, MIXED-USE NEIGHBORHOOD PROJECT LESS THAN 10 ACRES IN SIZE

**SERVICE COMMITMENTS:**

MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PDP USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

**RECOVERY COSTS:**

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

**STANDARD STATEMENTS**

A. APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.

B. THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

C. THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

D. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.

E. UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

**PUD EXCEPTIONS**

1. COMPACT PARKING SPACES MEASURING 17'-8"FEET x 9'-0"FEET ALLOWED. JUSTIFICATION: EXISTING SITE CONSTRAINTS AND A DESIRE TO ENHANCE PEDESTRIAN MOBILITY AND ACCESSIBILITY PREVENT THE PROVISION OF FULL SIZE PARKING SPACES FOR ALLREQUIRED OFF-STREET PARKING SPACES

2. MINIMUM AMOUNT OF REQUIRED OFF-STREET PARKING REQUIRED TO BE LOCATED WITHIN CARPORTS OR GARAGES REDUCED FROM ONE-THIRD TO NONE. JUSTIFICATION: PARKING FOR MOST OTHER MULTIFAMILY BUILDINGS IN THE IMMEDIATE AREA IS PROVIDED IN UNCOVERED SURFACE PARKING LOTS.

solid design and construction

190 west archer place  
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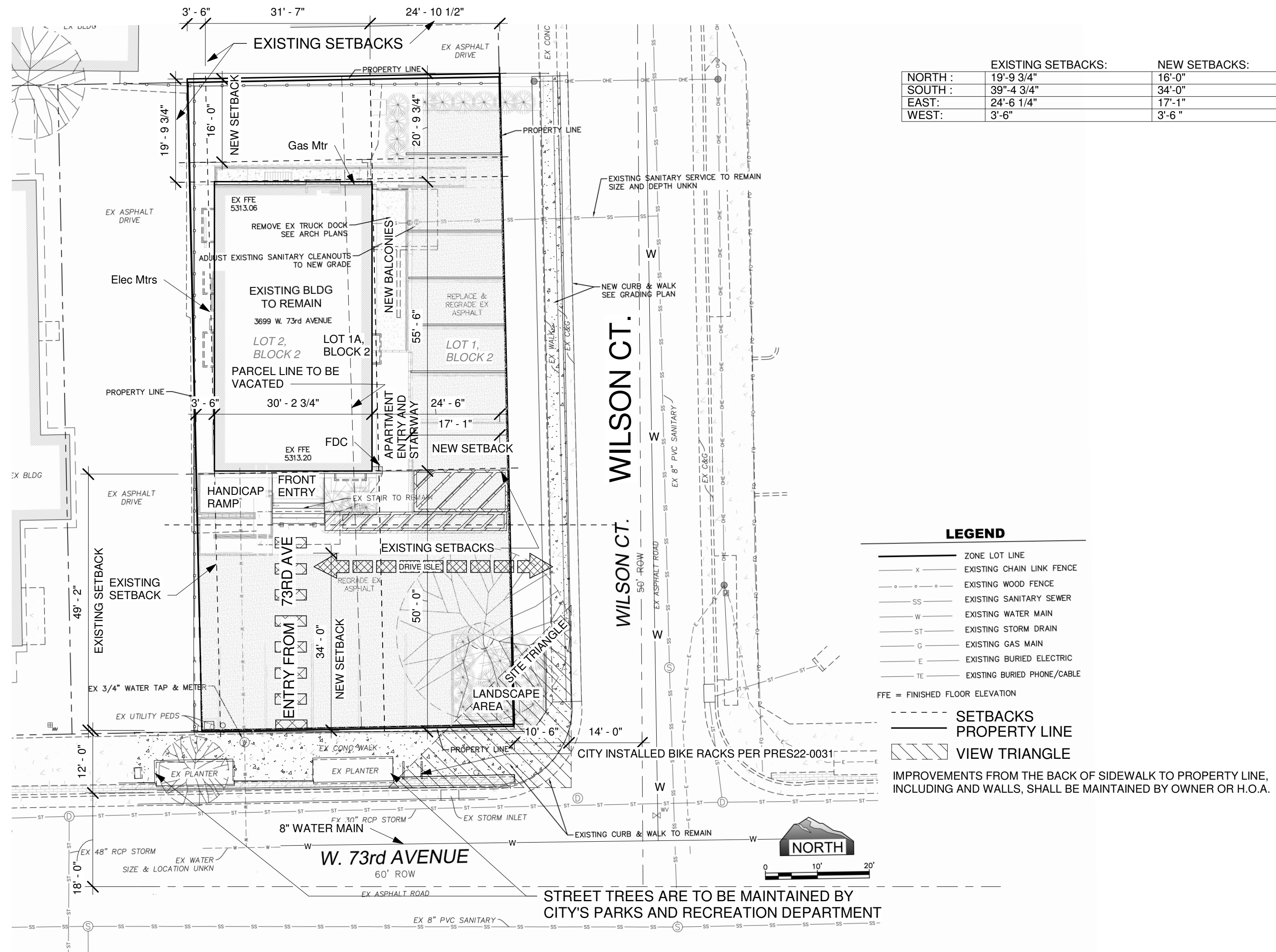
**Mid-Mod apts**  
3699 west 73rd ave  
Westminster, CO  
80030

DESCRIPTION DATE:	5/10/23
PDP REV.1	7/6/23
SUB01	8/9/23
SUB02	12/14/23
SUB03	

SHEETS:  
SHEET 2 OF 3

**PDP CITY  
REQ.  
NOTES**

PRELIMINARY DEVELOPMENT PLAN  
**WILSON'S SUBDIVISION**  
**LOTS 1&2, BLOCK 2**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 3 OF 3



	EXISTING SETBACKS:	NEW SETBACKS:
NORTH :	19'-9 3/4"	16'-0"
SOUTH :	39'-4 3/4"	34'-0"
EAST :	24'-6 1/4"	17'-1"
WEST :	3'-6"	3'-6"

- LEGEND**
- ZONE LOT LINE
  - x- EXISTING CHAIN LINK FENCE
  - o-o- EXISTING WOOD FENCE
  - SS EXISTING SANITARY SEWER
  - W EXISTING WATER MAIN
  - ST EXISTING STORM DRAIN
  - G EXISTING GAS MAIN
  - E EXISTING BURIED ELECTRIC
  - TE EXISTING BURIED PHONE/CABLE
  - FFE = FINISHED FLOOR ELEVATION
  - - - SETBACKS
  - PROPERTY LINE
  - ▨ VIEW TRIANGLE
- IMPROVEMENTS FROM THE BACK OF SIDEWALK TO PROPERTY LINE, INCLUDING AND WALLS, SHALL BE MAINTAINED BY OWNER OR H.O.A.

1 PDP SITE PLAN  
 1/16" = 1'-0"

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 Westminster, CO  
 80030

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DESCRIPTION	DATE:
PDP REV.1	5/10/23
SUBO1	7/6/23
SUBO2	8/9/23
SUBO3	12/14/23

SHEETS:  
 SHEET 3 OF 3

**PDP SITE PLAN**

DATE: 5/7/23

# LEGAL DESCRIPTION

A PORTION OF THE SE 1/4 OF SEC. 31, T2S, R68W, OF THE 6TH P.M. CITY OF WESTMINSTER, COUNTY OF ADAMS LOTS 1&2, BLOCK 2, WILSON'S SUBDIVISION, BOOK #2, PAGE #16, RECEPTION #102164, DATED MAY 23, 1924 LYING WITHIN THE SE 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO

# SURVEYOR'S CERTIFICATE

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DATE \_\_\_\_\_ REGISTERED LAND SURVEYOR & NO. \_\_\_\_\_

# PROPERTY OWNER

OWNER: 3699 W. 73RD AVE. L.L.C.  
 ADDRESS: 3699 W. 73RD AVE  
 WESTMINSTER, CO 80030-5293  
 MARTIN ECKERT: 303-884-7891

# DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE. THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

THE PROJECT WILL BE COMPLETE IN A SINGLE PHASE

# PERMITTED USES

MULTI-FAMILY, PROFESSIONAL OFFICES, PERSONAL SERVICES, RETAIL, COMMERCIAL, LIVE/WORK UNITS

# PROHIBITED USES

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

# PROJECT SCOPE

THIS PROJECT WILL MAINTAIN THE EXISTING STRUCTURE AND RECONFIGURE THE INTERIOR OF THE BUILDING TO CHANGE IT FROM AN OFFICE BUILDING WITH A SINGLE RESIDENTIAL UNIT TO 8 RESIDENTIAL UNITS WITH A SMALL OFFICE, RETAIL OR FOOD SERVICE SPACE.

# OFFICIAL DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2

A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS,  
 STATE OF COLORADO

# CONSULTANTS

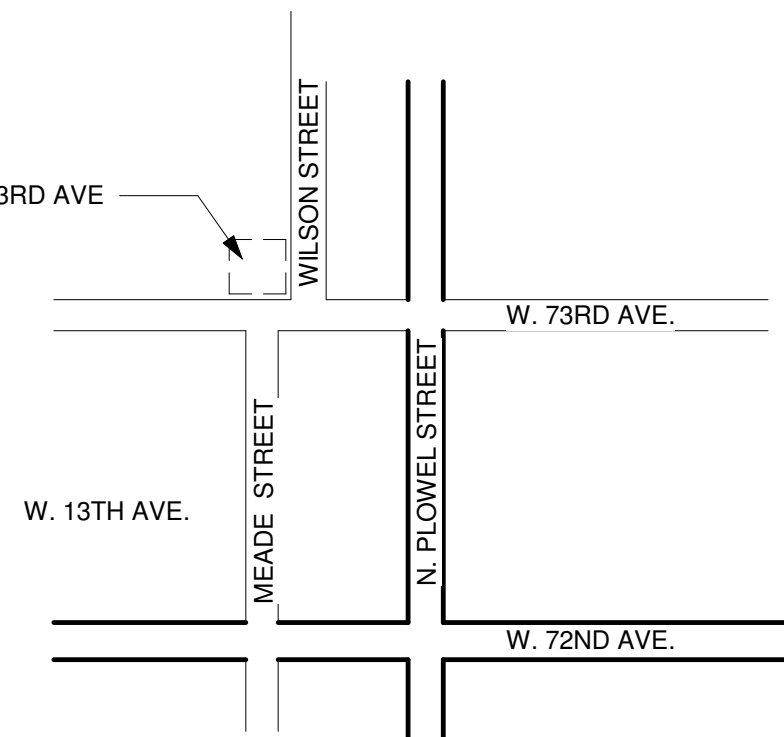
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 SOLID ARCHITECTURAL DESIGN  
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 OBEARD@SOLIDARCH.COM

STRUCTURAL ENGINEERING:  
 WEBER ENGINEERING  
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 CWEBER@WEBERENGINEERING.NET

MECHANICAL ELECTRICAL AND PLUMBING ENGINEERING:  
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 WHEAT RIDGE, CO 80033  
 Office: 303.800.5105 x106  
 Direct: 720.465.5168

CIVIL ENGINEERING:  
 FABRE ENGINEERING Inc  
 2063 PINION PL, ERIE CO 80516  
 720-903-0048

# SHEET 1 OF 12



# ZONING & LAND USE

CURRENT ZONING & LAND USE: B-1  
 PROPOSED ZONING & LAND USE: PUD  
 COMPREHENSIVE PLAN DESIGNATION: MIXED USE NEIGHBORHOOD (MUN)

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:	R-2	SF RESIDENTIAL	R-3.5
SOUTH:	B-1	BUSINESS	MIXED USE NEIGHBORHOOD
EAST:	B-1	BUSINESS	MIXED USE NEIGHBORHOOD
WEST:	B-1	BUSINESS	MIXED USE NEIGHBORHOOD

# PROJECT DATA

ODP BOUNDARY AREA (SF/ACRES)"	7492.73SF/172 ACRE
GROSS FLOOR AREA (SF):	4985 S.F. EXISTING AND FINAL
COMMERCIAL G.F.A.	582 S.F.
RESIDENTIAL G.F.A.	4395 S.F.
FINISH FLOOR AREA (SF):	4466 SF EXISTING AND FINAL
COMMERCIAL F.F.A.	501 S.F.
RESIDENTIAL F.F.A.	3894
F.A.R. PER ACRE (#):	66% FAR/ 46 DU PER ACRE
MAX BUILDING HEIGHT (FT.):	21.5FT
NUMBER OF UNITS	8- 1 BEDROOM UNITS

# LOTS AND COVERAGE

TOTAL SITE AREA:	7492.73 S.F.
NUMBER OF LOTS:	N.A.
BUILDING COVERAGE (SF/%):	1663 SF/ 22%
PARKING AND DRIVES (SF/%):	3363 SF/45%
LANDSCAPE AREA (SF/%):	2467 SF/33%
MINIMUM LOT SIZE:	N.A.

# SETBACKS

FROM:	BUILDING	PARKING	LANDSCAPE
EAST (SIDE)	16'-0"	0	0
WEST (SIDE)	3'-6"	0	0
NORTH (REAR)	17'-1 3/4"	0	0
SOUTH (FRONT)	34'-0"	0	0

# OWNER APPROVAL

I, MARTIN ECKERT, AS MANAGER OF 3699 WEST 73RD AVE. L.L.C., A COLORADO STATE LIMITED LIABILITY CORPORATION, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

# CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

# CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_.M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK \_\_\_\_\_

SHEET 1 OF 12	TITLE PAGE
SHEET 2 OF 12	NOTES
SHEET 3 OF 12	SITE PLAN
SHEET 4 OF 12	GRADING PLAN
SHEET 5 OF 12	UTILITY PLAN
SHEET 6 OF 12	LANDSCAPE PLAN
SHEET 7 OF 12	LANDSCAPE DETAILS
SHEET 8 OF 12	BASEMENT AND 1ST FLOOR PLAN
SHEET 9 OF 12	2ND FLOOR PLAN
SHEET 10 OF 12	ELEVATIONS
SHEET 11 OF 12	ELEVATIONS
SHEET 12 OF 12	PHOTOMETRIC STUDY

TRACKIT CASE NUMBER:PLN23-0025

5/10/23

DATE:

solid design and construction

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denver colorado 80223  
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www.solidarch.com

Mid-Mod apts  
3699 west 73rd ave  
Westminster, CO  
80030

Date	Description
5/10/23	ODP REV.1
7/6/23	SUBO1
8/9/23	SUBO2
12/14/23	SUBO3

SHEETS:

SHEET 1 OF 12

TITLE PAGE

**PROJECT NOTES**

**PARK DEVELOPMENT FEE:**

THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF \$1,466(2022) PER DWELLING UNIT IS DUE TO THE CITY. FOR 8 DWELLINGS THE TOTAL FEE IS \$11,728. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

**PUBLIC LAND DEDICATION:**

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. WESTMINSTER MUNICIPAL CODE SECTION 11-6-8(B) REQUIRES THE DEDICATION OF 12 ACRES PER 1,000 RESIDENTS. PROJECTED POPULATION FOR THIS DEVELOPMENT IS 2 PERSONS PER UNIT. FOR 8 UNITS, THE POPULATION IS 16 PERSONS. FOR 16 PERSONS, THE PUBLIC LAND DEDICATION REQUIRED IS 0.192 ACRES. IF THE CITY DETERMINES A LAND DEDICATION IN ACCORDANCE WITH THIS SECTION WOULD NOT SERVE THE PUBLIC INTEREST, THE CITY MAY REQUIRE PAYMENT OF A FEE IN LIEU OF THE DEDICATION, OR MAY REQUIRE DEDICATION OF A SMALLER AMOUNT OF LAND THAN WOULD OTHERWISE BE REQUIRED AND PAYMENT OF A FEE IN LIEU OF THE PORTION NOT DEDICATED. THE AMOUNT OF THE FEE SHALL BE THE FAIR MARKET VALUE OF THE LAND THAT WOULD OTHERWISE BE REQUIRED TO BE DEDICATED UNDER THIS SECTION. FOR THIS DEVELOPMENT, BASED ON A LAND PURCHASE PRICE (OR FAIR MARKET VALUE AS DETERMINED BY A CURRENT APPRAISAL) OF \$1,627,906 PER ACRE MULTIPLIED BY 0.192 ACRES, THE FEE-IN-LIEU TOTALS \$312,558. THE FEE-IN-LIEU PAYMENT IS DUE PRIOR TO RECORDATION OF THE FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED.

THE CITY COUNCIL HAS APPROVED REDUCTION OF THE REQUIRED FEE-IN-LIEU PAYMENT FOR THIS DEVELOPMENT BY 80 PERCENT TO SUPPORT AND FACILITATE THE ADAPTIVE REUSE OF THE EXISTING BUILDING AND SITE. THE REDUCED FEE-IN-LIEU PAYMENT SHALL BE \$62,512

**SCHOOL LAND DEDICATION:**

THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH IN LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. FOR **MULTI FAMILY UNIT** A FEE OF \$ 112 (2022) PER DWELLING UNIT IS DUE TO THE CITY. FOR 8 DWELLINGS THE TOTAL FEE IS \$ 896. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES

**PUBLIC ART:**

NOT REQUIRED, MIXED-USE NEIGHBORHOOD PROJECT LESS THAN 10 ACRES IN SIZE

**SERVICE COMMITMENTS:**

MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PDP USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

**RECOVERY COSTS:**

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

OFFICIAL DEVELOPMENT PLAN  
**WILSON'S SUBDIVISION**  
**LOTS 1&2, BLOCK 2**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS,  
 STATE OF COLORADO  
**SHEET 2 OF 12**

A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.

B. THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE(12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.

C. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

D. THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

E. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

F. UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).

G. THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.

H. THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAT.

I. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.

J. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL WATER USE INCLUDING BUILDING FIXTURES, LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES.

K. CITY WILL INSTALL, AT DEVELOPER'S EXPENSE, ALL TRAFFIC CONTROL DEVICES REQUIRED, INCLUDING STREET NAME SIGNS.

L. PUBLIC STREET LIGHTS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S STREETLIGHT STANDARDS, IN EFFECT AT THE TIME OF STREETLIGHT DESIGN AND INSTALLATION, AND INSTALLED AT THE DEVELOPER'S COST. OWNERSHIP OF THE STREETLIGHTS SHALL NOT BE TRANSFERRED TO ANY ENTITY, EXCEPT THE CITY OF WESTMINSTER, UNLESS THE CITY AUTHORIZES THE TRANSFER TO ANOTHER ENTITY IN WRITING.

M. ALL LIGHTING WILL BE DIRECTED DOWNWARD, FULL CUTOFF AND SHIELDED. THE PHOTOMETRIC PLAN WILL SHOW NO LIGHT TRESPASS TO RESIDENTIAL PROPERTIES, ND MINIMAL OFF SITE FOR OTHER PROPERTY.

N. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

O. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.

P. ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.

Q. NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON, ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE AND PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.

R. FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.

S. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES, PRIOR TO WALL CONSTRUCTION OR BY SUCH TIME THAT COMBUSTIBLES ARE BROUGHT ON SITE. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF "ALL-WEATHER" SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS.

T. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.

U. ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.

**PUD EXCEPTIONS**

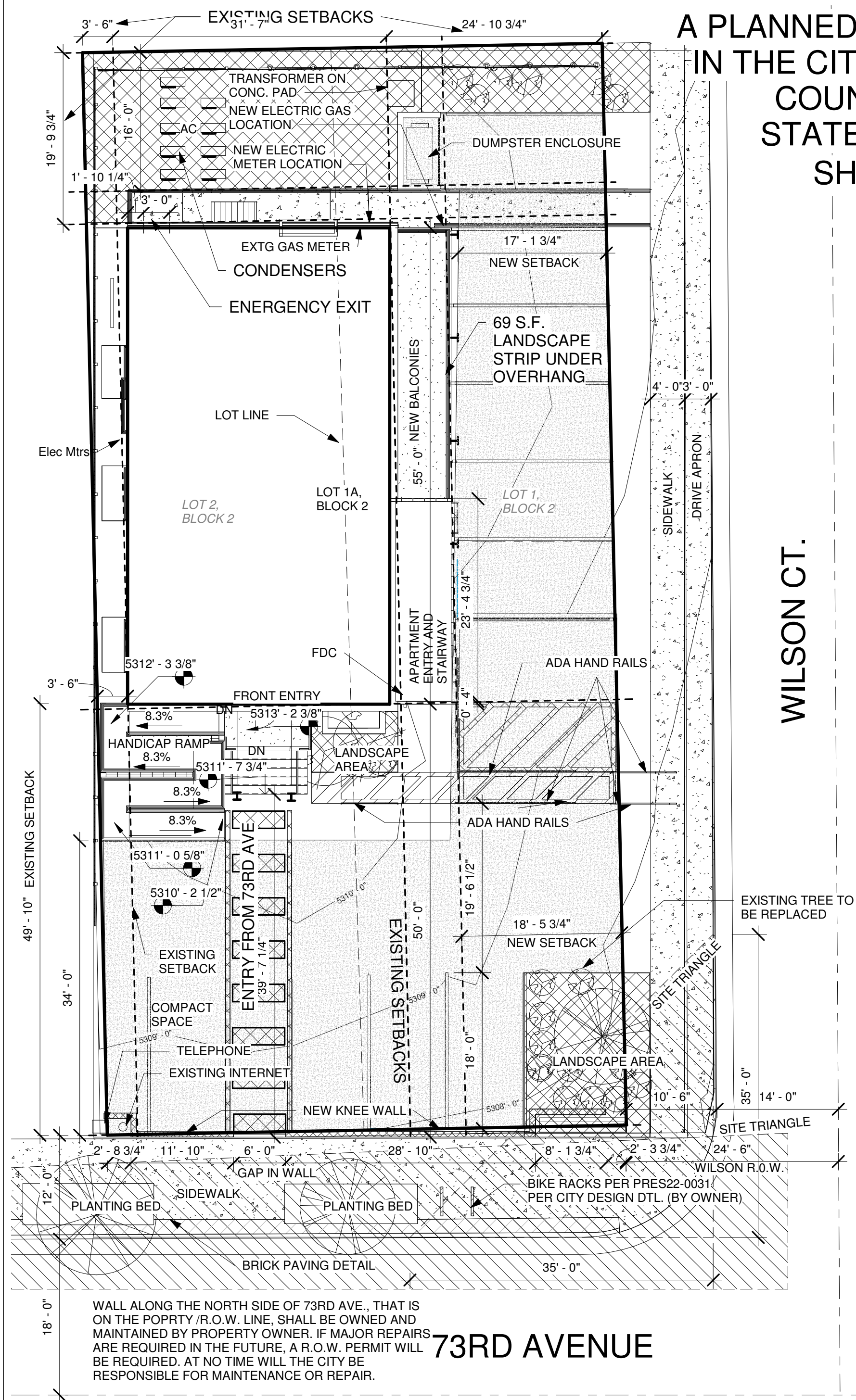
1. COMPACT PARKING SPACES MEASURING 17'-8"FEET x 9'-0"FEET ALLOWED. JUSTIFICATION: EXISTING SITE CONSTRAINTS AND A DESIRE TO ENHANCE PEDESTRIAN MOBILITY AND ACCESSIBILITY PREVENT THE PROVISION OF FULL SIZE PARKING SPACES FOR ALLREQUIRED OFF-STREET PARKING SPACES

2. MINIMUM AMOUNT OF REQUIRED OFF-STREET PARKING REQUIRED TO BE LOCATED WITHIN CARPORTS OR GARAGES REDUCED FROM ONE-THIRD TO NONE. JUSTIFICATION: PARKING FOR MOST OTHER MULTIFAMILY BUILDINGS IN THE IMMEDIATE AREA IS PROVIDED IN UNCOVERED SURFACE PARKING LOTS.

				7/6/23
				DATE:
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<b>Mid-Mod apts</b>				
<b>3699 west 73rd ave</b>				
<b>Westminster, CO</b>				
<b>80030</b>				
<b>Description</b>	<b>Date</b>			
SUB01	7/6/23			
SUB02	8/9/23			
SUB03	12/14/23			
SHEETS:				
SHEET 2 OF 12				
NOTES				

# OFFICIAL DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 3 OF 12



BUILDING AREAS		
Level	Name	Area
Basement	7311 WILSON CT. UNIT 100	497 SF
Basement	7311 WILSON CT. UNIT 101	534 SF
Basement	7311 WILSON CT. UNIT 102	419 SF
		1450 SF
Level 1	7311 WILSON CT. 200	483 SF
Level 1	7311 WILSON CT. 201	517 SF
Level 1	3699 W. 73RD AVE. COMMERCIAL SPACE	510 SF
		1510 SF
Level 2	7311 WILSON CT. 300	518 SF
Level 2	7311 WILSON CT. 301	433 SF
Level 2	7311 WILSON CT. 302	556 SF
		1506 SF
		4466 SF

DESIGN CONSIDERATIONS:  
1. TO ACCOMMODATE AN ACCESSIBLE PATHWAY TO THE FRONT DOOR THE PATHWAY WILL HAVE TO BE RAMPED FROM THE BACK OF THE CITY SIDEWALK. THIS MEANS THAT THERE WILL HAVE TO BE HANDRAILS IN THE RIGHT OF WAY TO THE EAST OF THE FRONT ENTRY.  
2. IN ORDER TO ACCOMMODATE THE PARKING SPACES AND A DRIVEABLE KNEE WALL THAT THE CITY REQUESTED IN THE INITIAL REVIEW WILL HAVE TO BE IN THE RIGHT OF WAY.

## PARKING

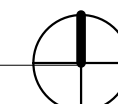
VEHICULAR, TOTAL :	13
VEHICULAR OFF STREET (COMPACT):	4
VEHICULAR OFF STREET (REGULAR):	5
VEHICULAR, ON STREET	3
VEHICULAR, VAN ACCESSIBLE:	1
BICYCLE, TOTAL	4

## LOTS AND COVERAGE

TOTAL SITE AREA:	7492.73 S.F.
NUMBER OF LOTS:	N.A.
BUILDING COVERAGE (SF/%):	1663 SF/.22%
PARKING AND DRIVES (SF/%):	3334 SF/45%
LANDSCAPE AREA (SF/%):	1199SF/16%
MINIMUM LOT SIZE:	N.A.

- APPROXIMATE EXISTING PARKING
- APPROXIMATE EXISTING LANDSCAPE
- SETBACKS
- PROPERTY LINE
- VIEW TRIANGLE

1 ODP SITE PLAN  
3/32" = 1'-0"



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**Mid-Mod apts**  
3699 west 73rd ave  
Westminster, CO  
80030

Description	Date
SUBO1	7/6/23
SUBO2	8/9/23
SUBO3	12/14/23

SHEETS:  
SHEET 3 OF 12  
SITE PLAN



# OFFICIAL DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2

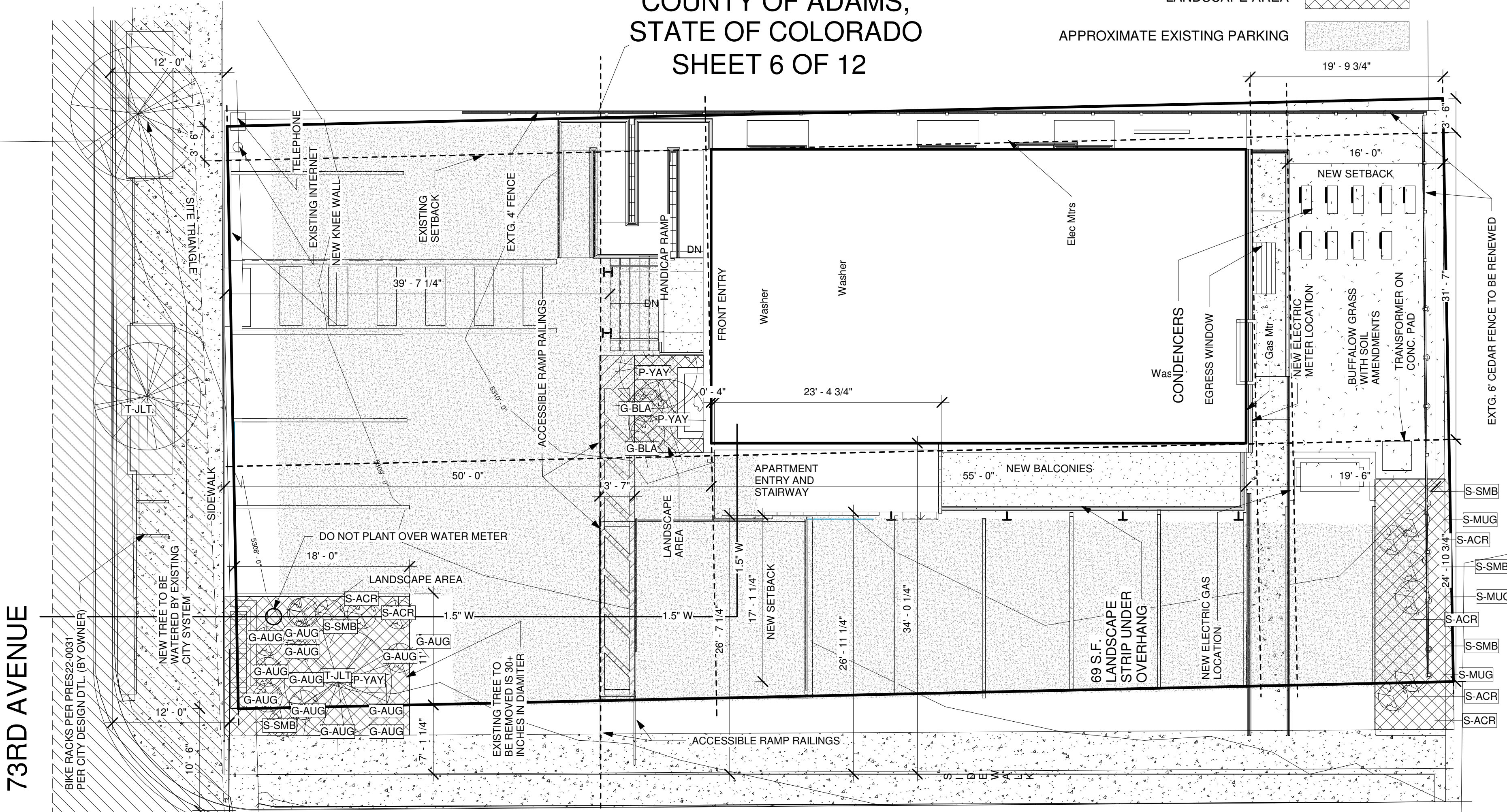
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS,  
STATE OF COLORADO  
SHEET 6 OF 12

## LOTS AND COVERAGE

TOTAL SITE AREA:	7492.73 S.F.
BUILDING COVERAGE (SF/%):	1669 SF/ 22%
PARKING AND DRIVES (SF/%):	4480 SF/60%
LANDSCAPE AREA* (SF/%):	1344 SF/18%

\*INCLUDES AREAS OUTSIDE PARCEL LINES BUT ASSOCIATED WITH PROJECT

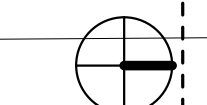
VIEW TRIANGLE	
BUFFALOW GRASS	
PROPERTY LINE	
SETBACKS	
LANDSCAPE AREA	
APPROXIMATE EXISTING PARKING	



73RD AVENUE

BIKE RACKS PER PRES22-0031 PER CITY DESIGN DTL. (BY OWNER)

COVERAGE AREA	
BUILDING	1669 SF
LANDSCAPE*	1390 SF
PARKING	4480 SF
R.O.W. LANDSCAPE	43 SF
R.O.W. PARKING	1306 SF
	1306 SF
	8888 SF



1 ODP LANDSCAPE PLAN  
1/8" = 1'-0"

WILSON CT.

MARK	QTY.	GENUS	SPCIES	COMMON NAME	SIZE	SPACING	MATURE SIZE	HYDROZONE
<b>DECIDUOUS TREES</b>								
T-SKY	1	GYMNOCLADUS	DIOCUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	3" CAL. PER DWG.		50X30'	HZ-1
T-CKO	1	QUERCUS	MUELENBERGII	CHINKAPIN OAK	3" CAL. PER DWG.		45X40'	HZ-1
T-JLT	1	SYRINGA	RETICULATA	JAPANESE LILAC	3" CAL. PER PLAN		15'X15'	HZ-1
<b>SHRUBS:</b>								
S-SMB	5	PICEA	GLAUCA 'ST MARY'S BROOM	ST. MARY'S BROOM SPRUCE	5 GAL.	PER DWG.	2X3'	HZ-1
S-ACR	6	ARCTOSTAPHYLOS	PANCHITO MANZANITA	MANZANITA	5 GAL.	PER DWG.	1.5X3'	HZ-1
S-MUG	3	PINUS MUGO	PUMILIP	DWARF MUGO PINE	5 GAL.	PER DWG.	3X6'	HZ-1
19 SHRUBS ON PRIVATE PROPERTY AND 3 SHRUBS ON PUBLIC RIGHT OF WAY								
<b>PERENNIALS:</b>								
P-YAY	3	ACHILLES	CORONATON GOLD	GOLDEN YELLOW YARROW	1GAL.	PER DWG.	36"X20"	HZ-1
<b>ORNAMENTAL GRASSES:</b>								
G-BLA	2	BOUTELOUA	GRACILIS	BLUE GAMA GRASS 'BLOND AMBITION'	1 GAL.	PER DWG.	30"X20"	HZ-1
G-AUG	12	HELIOTRICHON	SEMPERVIRENS	BLUE AVENA GRASS	1 GAL. 2	4" PER DWG.	30"X20"	HZ-1

TRACKIT CASE NUMBER:PLN23-0025

solid design and construction

Mid-Mod apts  
3699 west 73rd ave  
Westminster, CO  
80030

Description	Date
SUBO1	7/6/23
SUBO2	8/9/23
SUBO3	12/14/23

SHEETS:  
SHEET 6 OF 12  
LANDSCAPE PLAN

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denver colorado 80223  
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www.solidarch.com

DATE:

7/6/23

# OFFICIAL DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2

## A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 12

### STANDARD STATEMENTS

- A. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
- B. THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
- C. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
- D. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
- E. ALL SINGLE FAMILY LOTS ARE REQUIRED TO HAVE SOIL AMENDMENT INSTALLED BY THE DEVELOPER IN ALL YARD AREAS NOT COVERED BY HARDSCAPE.
- F. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS, EXCEPTING THOSE INSTALLED BY THE SINGLE FAMILY DETACHED HOMEOWNER.
- G. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
- H. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- I. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL. MULCH SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC.
- J. FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAT.
- K. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

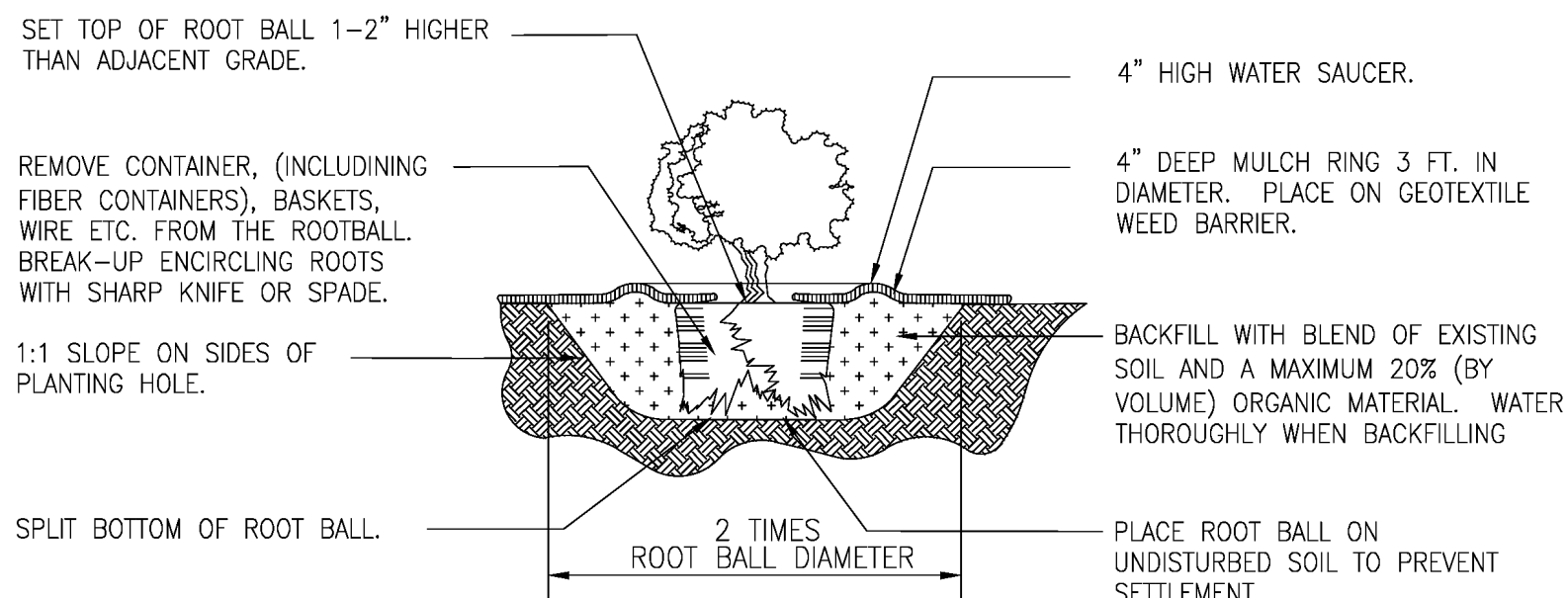
SOIL AMENDMENT REQUIRED			
PRIVATE AREA (SF)	1199	X5YDS/1000 SF=6	CU.YARDS
R.O.W. AREA (SF)	181	X5YDS/1000 SF=.9	CU.YDS

LANDSCAPE WATER BUDGET			
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (%)	TOTAL WATER USE (GAL)
LOW	100%	1199 X3GAL=	3597

COVERAGE AREA	
BUILDING	1669 SF
LANDSCAPE*	1390 SF
PARKING	4480 SF
R.O.W. LANDSCAPE	43 SF
R.O.W. PARKING	1306 SF
	8888 SF

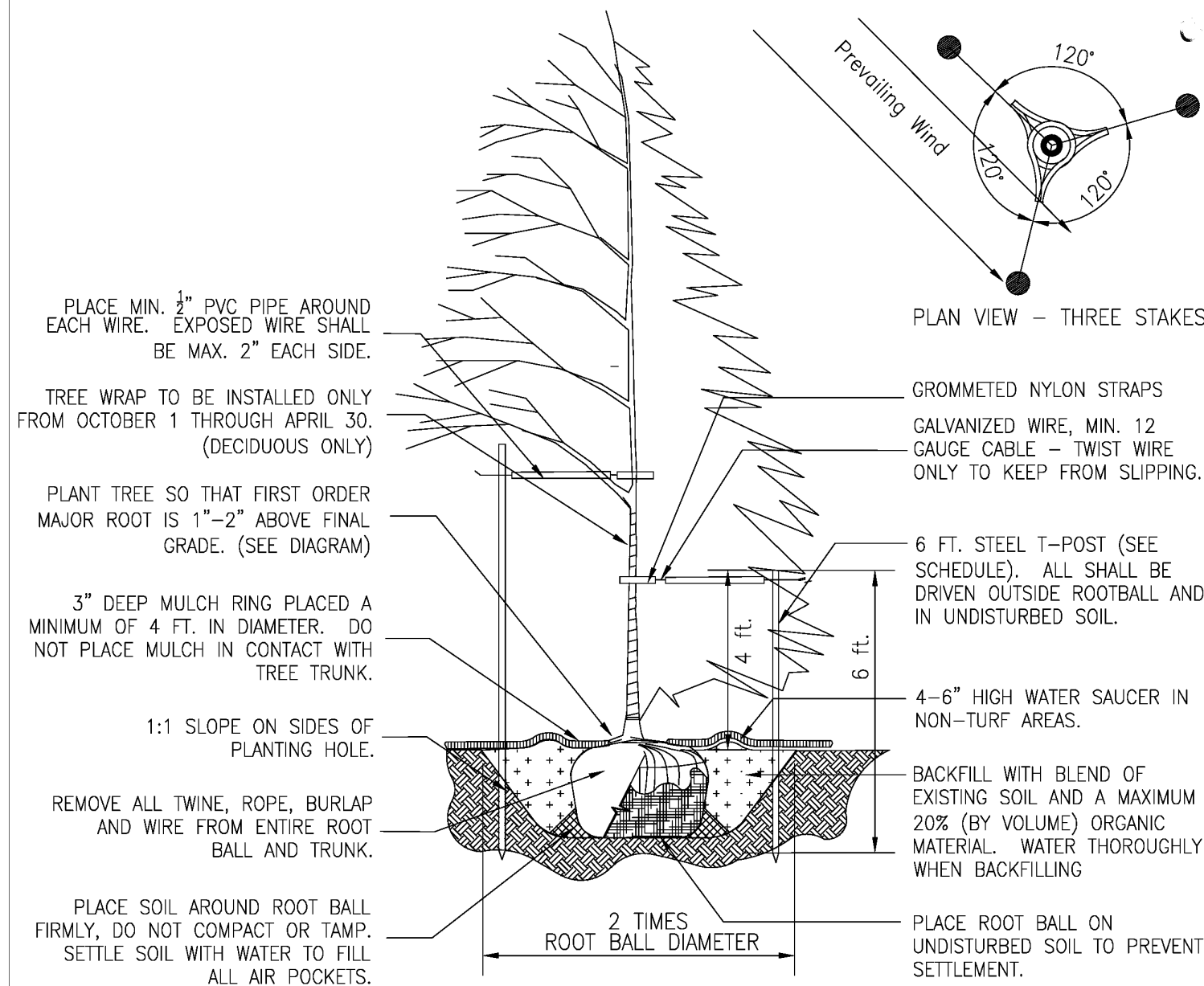
### NOTES:

- DEVELOPER SHALL INSTALL AND MAINTAIN THE LANDSCAPING AND IRRIGATION WITHIN THE RIGHT OF WAY AS SHOWN IN THIS ODP.
- STREET TREES ON 73RD AVE. SHALL BE IRRIGATED AS PART OF THE EXISTING IRRIGATION SYSTEM ALONG 73RD AVE.



**PLACEMENT NOTES:**  
SET SHRUB PLUMB. SPACE PLANTS, AND PLACE FOR BEST EFFECT.

**PRUNING NOTES:**  
DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.



**PRUNING NOTES:**  
ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.  
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

**STAKING NOTES:**  
STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:  
1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).  
1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE.  
3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM  
WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

**1**  
**8**

**TREE PLANTING DETAIL**  
NOT TO SCALE



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**3699 west 73rd ave**  
**Westminster, CO**  
**80030**

Description	Date
SUBO1	7/6/23
SUBO2	8/9/23
SUBO3	12/14/23

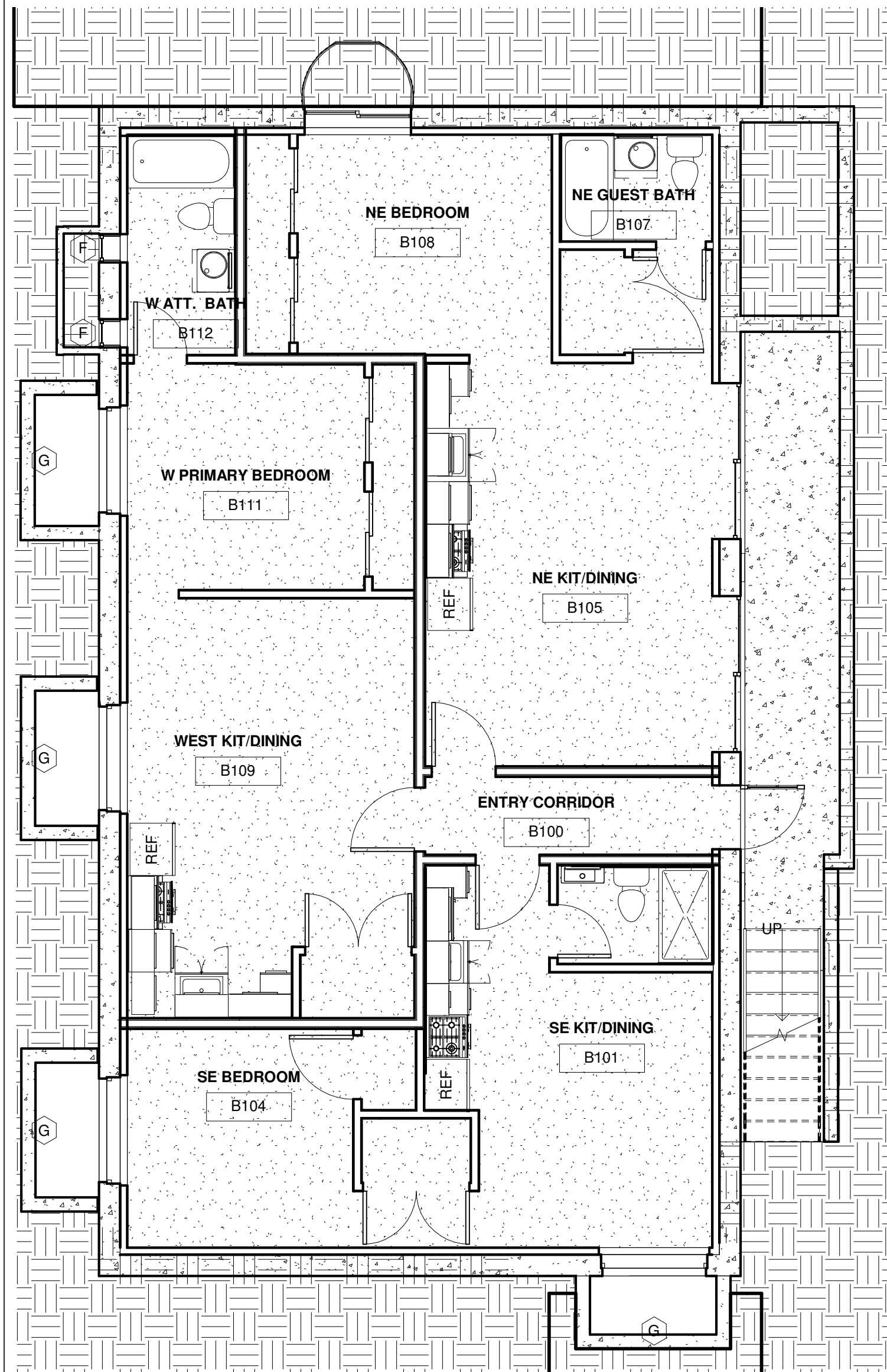
SHEETS:  
SHEET 7 OF 12  
LANDSCAPE  
DETAILS

# OFFICIAL DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2

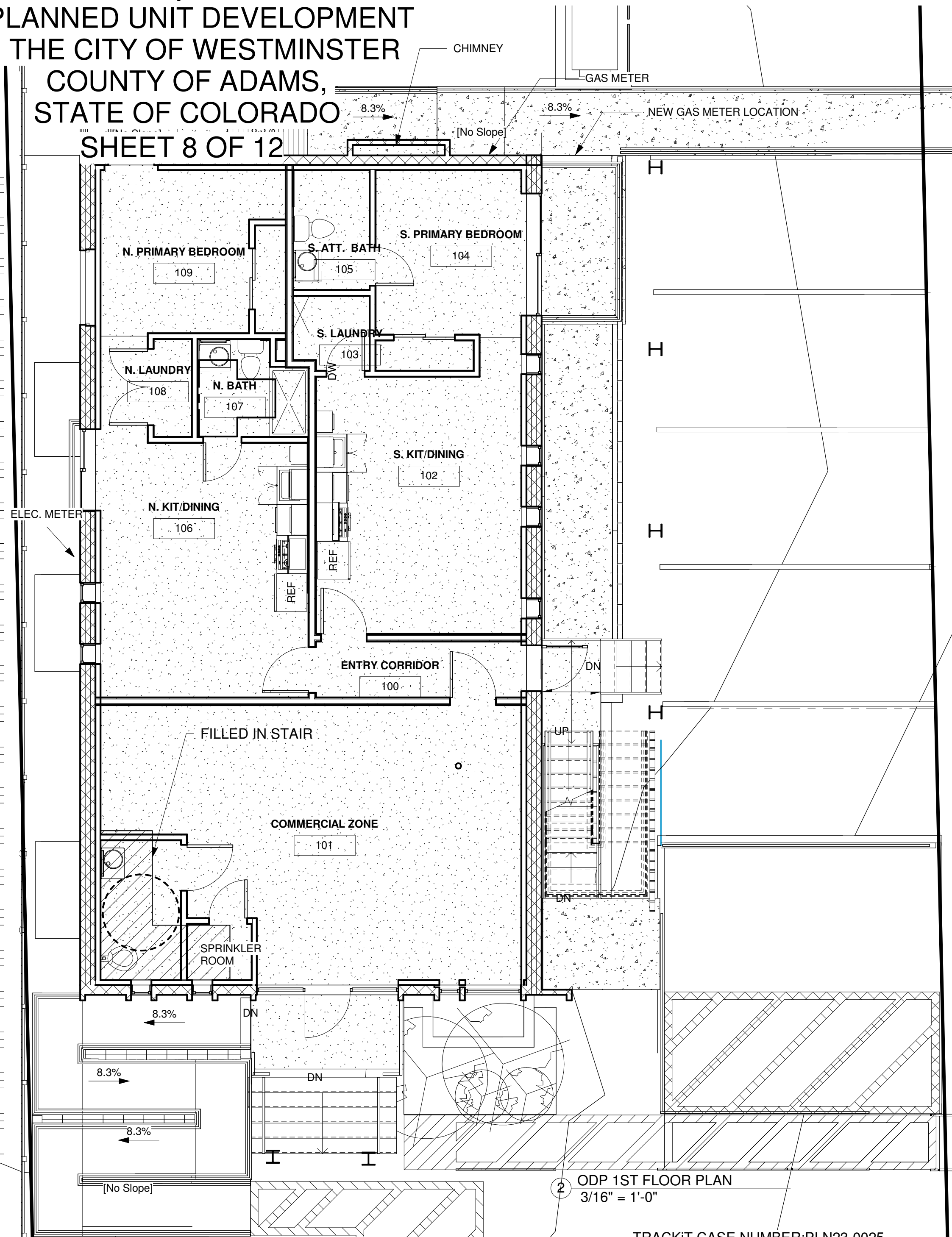
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS,  
STATE OF COLORADO

SHEET 8 OF 12

INTERIOR WALLS SHOWN FOR INFORMATIONAL PURPOSES ONLY



1 ODP BASEMENT PLAN  
3/16" = 1'-0"



2 ODP 1ST FLOOR PLAN  
3/16" = 1'-0"

TRACKIT CASE NUMBER:PLN23-0025

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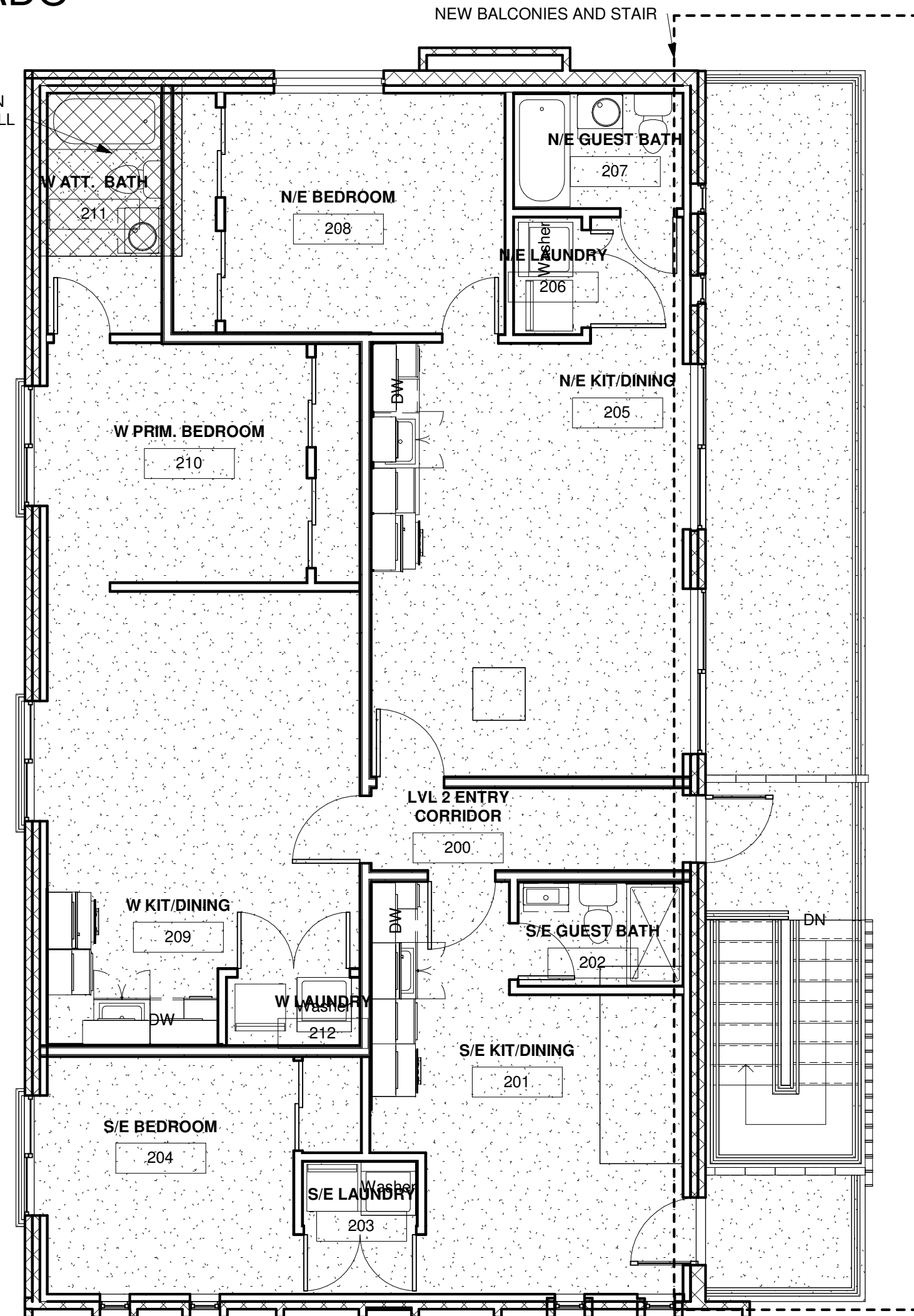
Description	Date
SUB01	7/6/23
SUB02	8/9/23
SUB03	12/14/23

SHEETS:  
SHEET 8 OF 12  
BASEMENT AND 1ST  
FLOOR PLAN

DATE: 7/6/23

OFFICIAL DEVELOPMENT PLAN  
**WILSON'S SUBDIVISION**  
**LOTS 1&2, BLOCK 2**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS,  
 STATE OF COLORADO  
 SHEET 9 OF 12

NEW FLOOR IN  
 OLD STAIRWELL



INTERIOR WALLS SHOWN FOR INFORMATIONAL PURPOSES ONLY

① ODP 2ND FLOOR PLAN  
 3/16" = 1'-0"

TRACKIT CASE NUMBER:PLN23-0025

**Mid-Mod apts**  
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 Westminster, CO  
 80030

Description	Date
SUBO1	7/6/23
SUBO2	8/9/23
SUBO3	12/14/23

SHEETS:  
 SHEET 9 OF 12  
 2ND FLOOR PLAN

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DATE:

7/6/23

# OFFICIAL DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER  
COUNTY OF ADAMS,  
STATE OF COLORADO

SHEET 10 OF 12

7/6/23

DATE:

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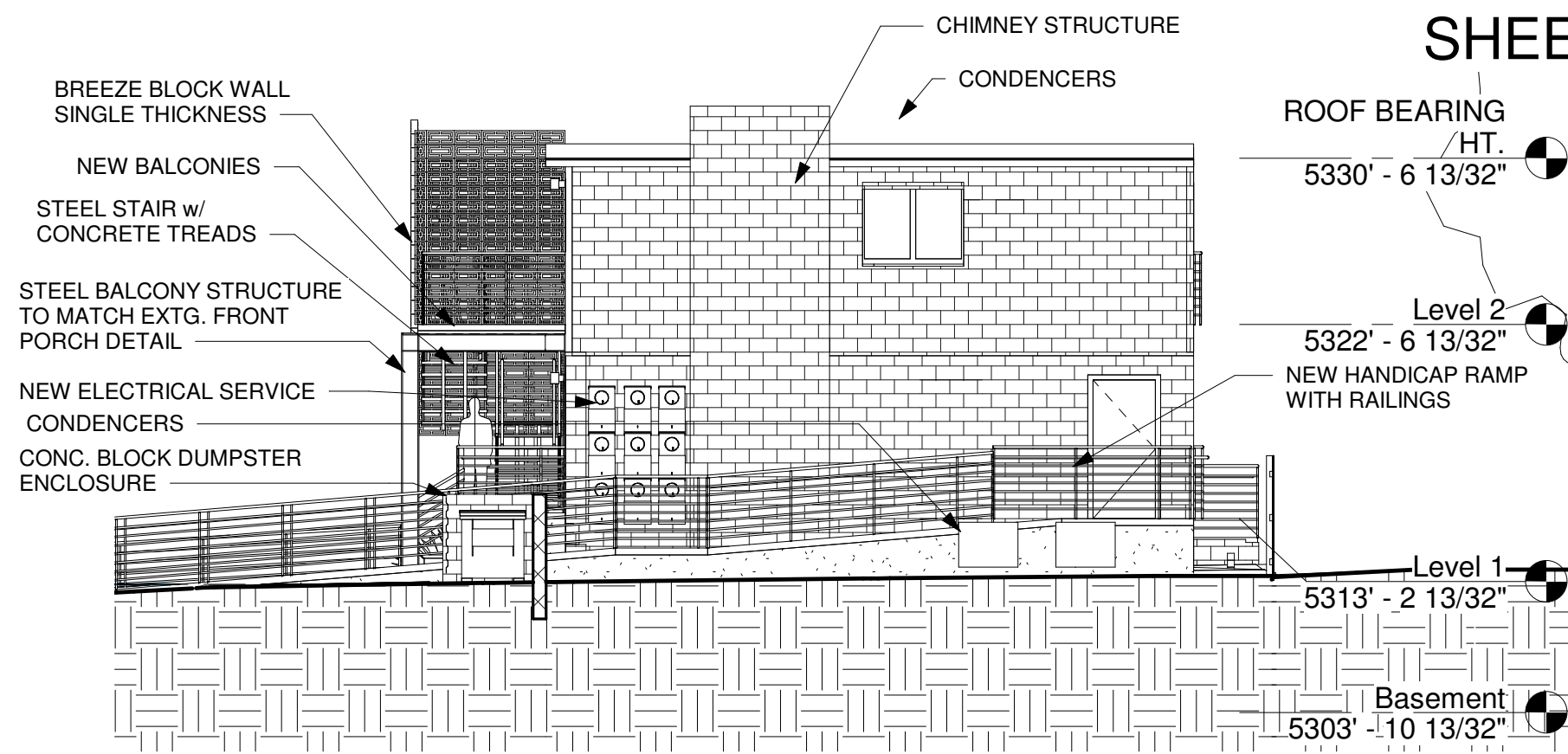
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Mid-Mod apts  
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Date	Description
7/6/23	SUB01
8/9/23	SUB02
12/14/23	SUB03

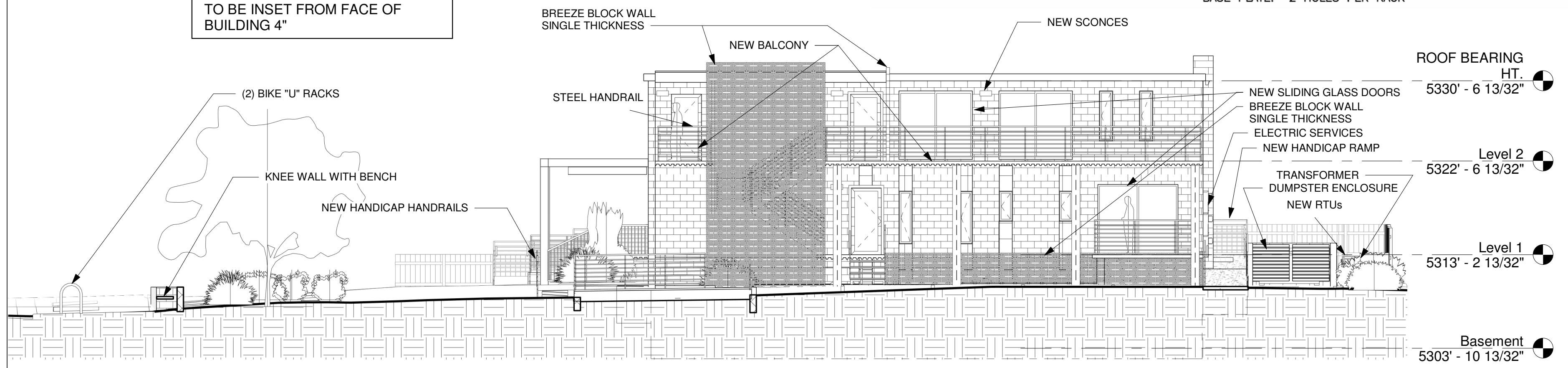
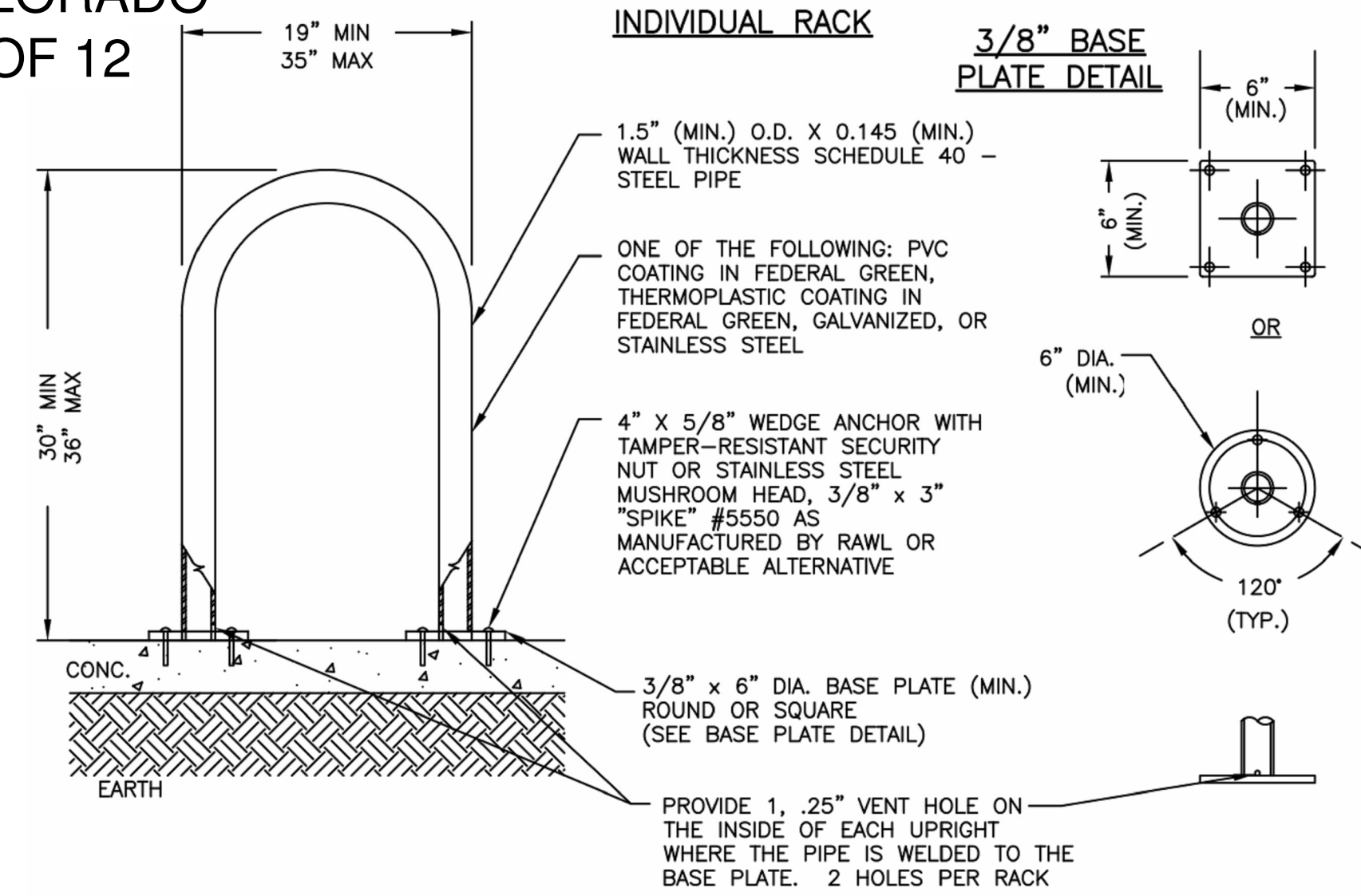
SHEETS:  
SHEET 10 OF 12  
ELEVATIONS

TRACKiT CASE NUMBER:PLN23-0025

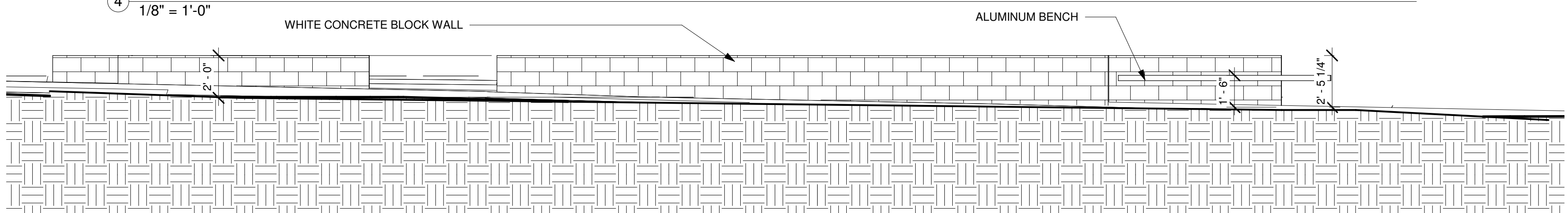


2 ODP NORTH ELEVATION ALL RTUS MUST BE SCREENED TO FULL HEIGHT ON ALL SIDES  
1/8" = 1'-0"

NEW WINDOWS AND DOORS ARE TO BE INSET FROM FACE OF BUILDING 4"



4 ODP EAST ELEVATION ALL RTUS MUST BE SCREENED TO FULL HEIGHT ON ALL SIDES  
1/8" = 1'-0"



5 ODP PARKING LOT WALL AND BENCH ELEVATION  
1/4" = 1'-0"

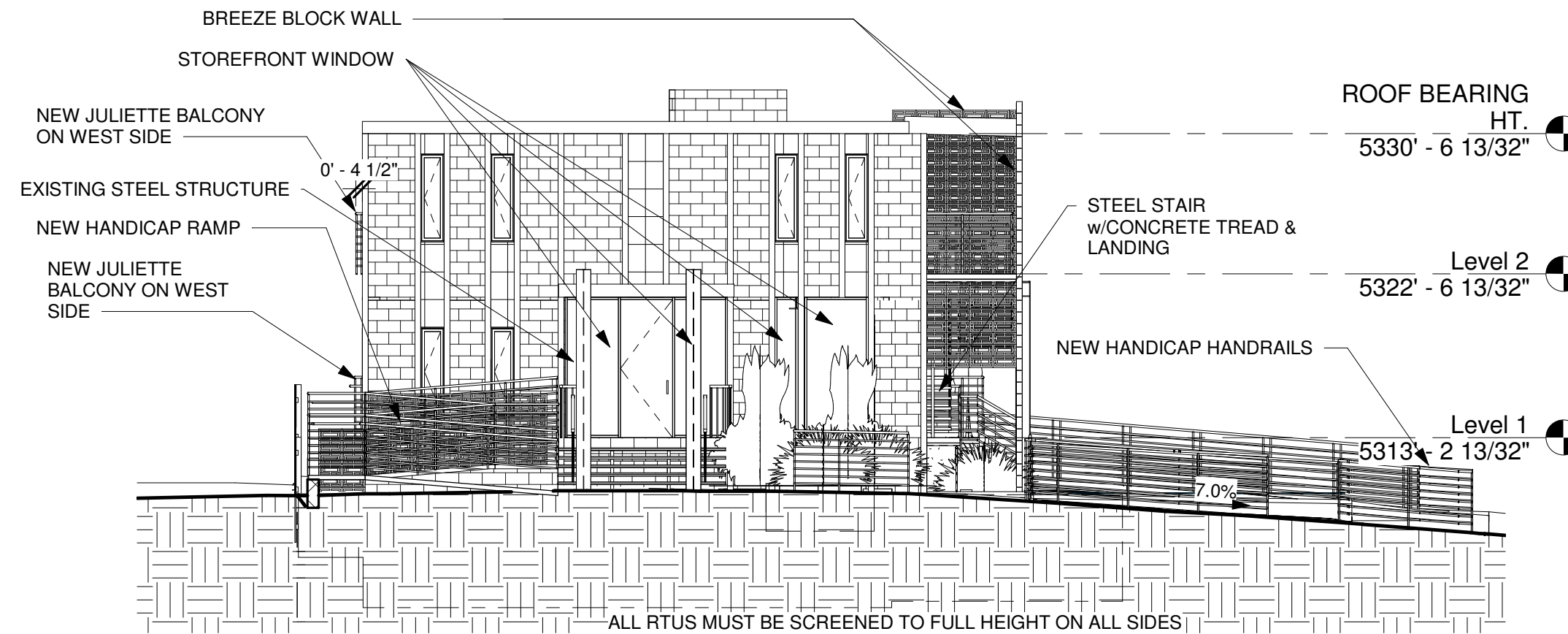
OFFICIAL DEVELOPMENT PLAN  
**WILSON'S SUBDIVISION**  
**LOTS 1&2, BLOCK 2**  
 A PLANNED UNIT DEVELOPMENT  
 IN THE CITY OF WESTMINSTER  
 COUNTY OF ADAMS,  
 STATE OF COLORADO  
 SHEET 11 OF 12

7/6/23

DATE:

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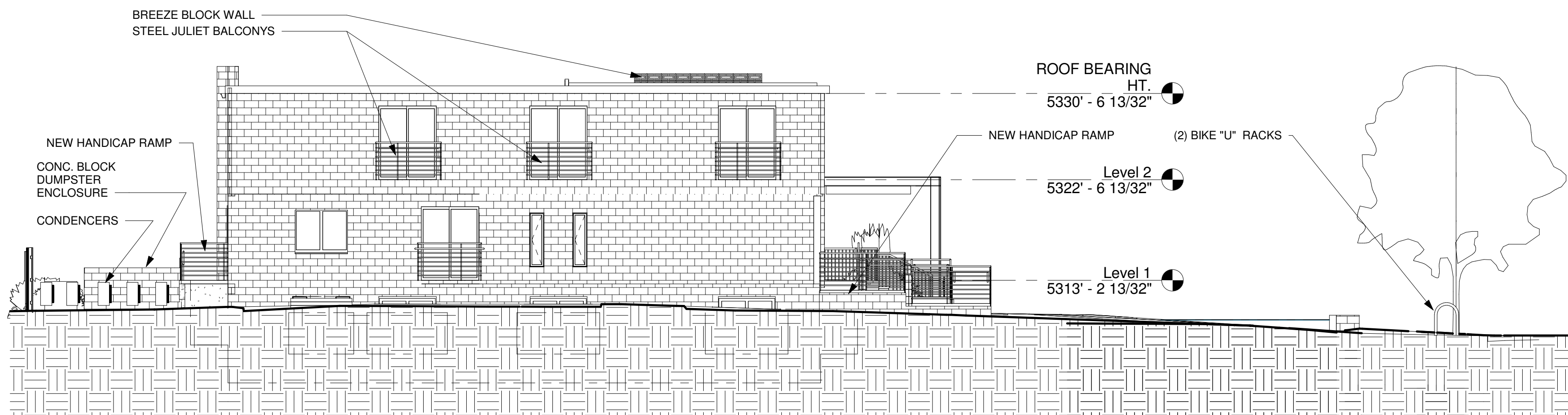
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NEW WINDOWS AND DOORS ARE TO BE INSET FROM FACE OF BUILDING 4"

ALL RTUS MUST BE SCREENED TO FULL HEIGHT ON ALL SIDES

① ODP SOUTH ELEVATION  
 1/8" = 1'-0"



ALL RTUS MUST BE SCREENED TO FULL HEIGHT ON ALL SIDES

② ODP WEST ELEVATION  
 1/8" = 1'-0"

**Mid-Mod apts**  
 3699 west 73rd ave  
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Description	Date
SUBO1	7/6/23
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SUBO3	12/14/23

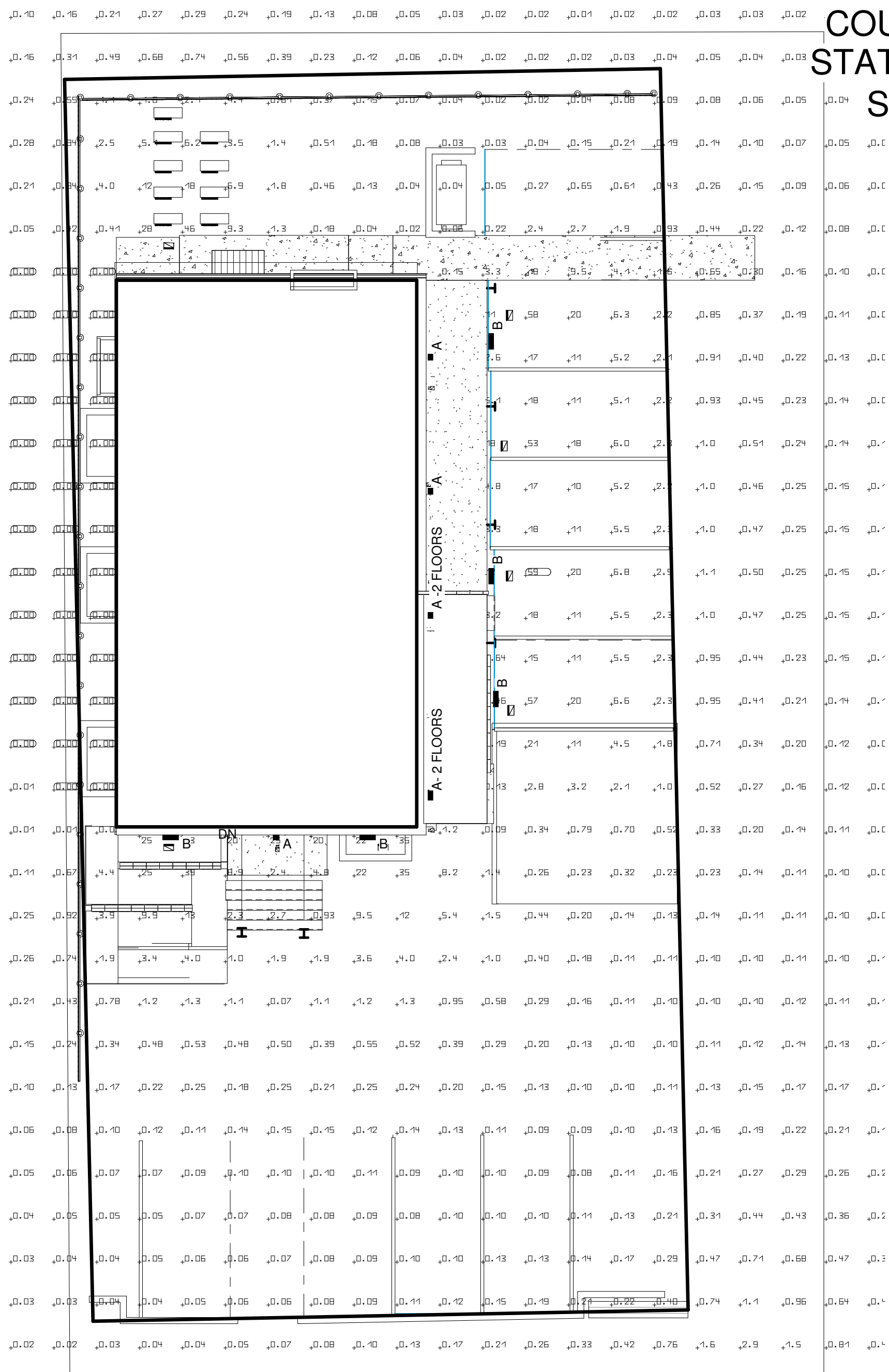
SHEETS:  
 SHEET 11 OF 12  
 ELEVATIONS

# OFFICIAL DEVELOPMENT PLAN WILSON'S SUBDIVISION LOTS 1&2, BLOCK 2

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF WESTMINSTER

COUNTY OF ADAMS,  
STATE OF COLORADO

SHEET 12 OF 12

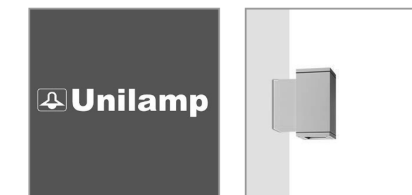


1 ODP PHOTOMETRIC STUDY  
1" = 10'-0"

## FIXTURE A

### Product data sheet

Unilamp - Mini CORE - Wall Downlight



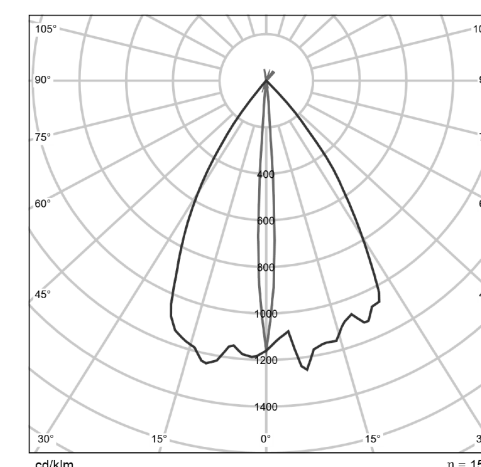
Article No.	5112-Q-4-645-XX
P	15.0 W
Φ <sub>Lamp</sub>	1590 lm
Φ <sub>Luminaire</sub>	237 lm
η	14.90 %
Luminous efficacy	15.8 lm/W
CCT	3000 K
CRI	80

#### Description

Characterized by clean and clear-cut lines CORE is a family of square wall and ceiling as well as bollard and pole lights. CORE is available in 2 sizes and is operated with High Lumen Output LED. With the energy-efficient COB LED from Citizen, clients can enjoy the same or even higher lighting levels when compared to metal halide lamps with less energy consumption. The computer-aided-design of the parabolic reflector provides efficient light emission and distribution. The housing is dust and water protected through the extensive engineering design and testing. CORE is recommended to illuminate columns, facades, walkways and various architectural design works. The bollard and pole light version gives a great level of downward light in respect to the lighting pollution issue.

#### Spec

- Designed, Manufactured and Tested according to IEC 60598-1, IEC 60598-2-1, IEC 60598-2-2 and VDE regulations.
- LM6 Die Cast Aluminium and Extruded Aluminium body.
- Stainless steel screws.
- Nano Ceramic surface conversion.



Polar LDC

## FIXTURE B

### Product data sheet

BEGA - LED 34W



Article No.	33239K3
P	34.0 W
Φ <sub>Luminaire</sub>	3685 lm
Luminous efficacy	108.4 lm/W
CCT	3000 K
CRI	80

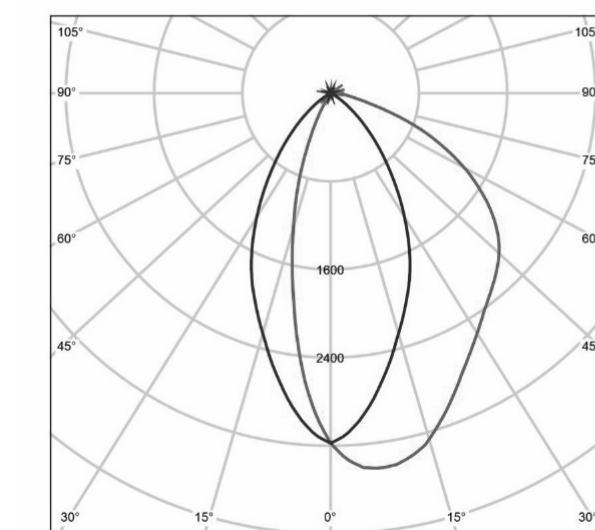
BEGA Wandleuchte 33239K3. Asymmetrische Lichtstärkeverteilung. LED, 34 W Leuchten-Anschlussleistung, Leuchten-Lichtstrom 3687 lm, Farbtemperatur 3000 K. Farbwiedergabeindex (Ra) > 80.

Mit austauschbarem BEGA LED-Modul mit Übertemperaturschutz und einer Lebenserwartung von mindestens 50.000 Betriebsstunden.

20-jährige Nachliefergarantie auf das LED-Modul und die Verschleißteile. Mit LED-Netzteil, DALI steuerbar, 220-240 V, 0/50-60 Hz. Schutzart IP 65.

Leuchte aus Aluminiumguss, Aluminium und Edelstahl, Farbe Grafit. Sicherheitsglas mit optischer Struktur. Reflektor aus eloxiertem Reinaluminium.

Zwei Leitungseinführungen zur Durchverdrahtung der Netzanschlussleitung bis Ø 10,5 mm, max. 5 x 1,5 qmm. Abmessungen: 280 x 280 x 175 mm.



Polar LDC

#### Luminaire list (Building 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
2	BEGA	LED 34W	33239K3	1x LED 29,8W	3685 lm	0.80	34 W	7
3	Unilamp	Mini CORE - Wall Downlight	5112-Q-4-645-XX	1x LED 13W (1050mA) 4000K	1590 lm	0.80	15 W	15

LIGHT DATA  
1 1/2" = 1'-0"

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SHEETS:  
SHEET 12 OF 12  
PHOTOMETRIC STUDY

DATE:

7/6/23