



WESTMINSTER
COLORADO

**AGENDA
PLANNING COMMISSION PRE-MEETING**

Tuesday, June 13, 2023

***A light dinner for Commissioners and staff will be served from
5:45-6:10 p.m. in Conference Room C
Community Development, City Hall***

***Pre-Meeting Begins at 6:30 p.m.
Council Chambers Board Room
Main Level, City Hall***

ITEM NO. 1: Items for Planning Commission Discussion

Update on Jeffco school closures

ITEM NO. 2: Upcoming Planning Commission Meeting Agenda Items

No items scheduled at this time

ITEM NO. 3: Items on This Evening's Agenda

- 3a) Public Hearing and Approval of an Amendment to the Preliminary Development Plan Bradburn Subdivision, Filing 1, 10th Replat Block 17, Lot 25 and Lot 26 *prepared by Stephanie Ashmann, Senior Planner*



PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting Minutes of May 25, 2023
3. CONSIDERATION OF NEW BUSINESS
 - a. Public Hearing and Approval of an Amendment to the Preliminary Development Plan Bradburn Subdivision, Filing 1, 10th Replat Block 17, Lot 25 and Lot 26

Prepared by: Stephanie Ashmann, 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

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 WHEN YOU 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@cityofwestminster.us to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
May 23, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Vice-Chairperson Joe McConnell, Commissioners Lawrence Dunn, David Carpenter, David Tomecek, Rick Mayo, and Tracy Colling. Excused from attendance was Commissioner Chennou Xiong. Not excused from attendance was Commissioner Elisa Torrez. Also present: Staff members Interim Planning Manager John McConnell, Senior Planner Nathan Lawrence, Traffic Engineer Heath Klein, Deputy City Attorney Greg Graham, and Deputy City Clerk Kate Behan. With the roll called, Chairperson Boschert stated that a quorum was present.

CONSIDERATION OF MINUTES

Meeting Minutes from April 25, 2023.

Commissioner Dunn made a motion to accept the minutes from the April 25, 2023, Planning Commission meeting. Commissioner Tomecek seconded the motion. The minutes were unanimously accepted (7-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Approval of 4th Amended Preliminary Development Plan and 5th Amended Official Development Plan for Lot 1, Block 2 of the Greenlawn Subdivision Filing No.1 Planned Unit Development

Nathan Lawrence, Senior Planner, entered into the record the agenda memorandum, attachments, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on May 11, 2023. Mr. Lawrence narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that the Planning Commission recommend City Council approve the 4th Amended Preliminary Development Plan and 5th Amended Official Development Plan for Lot 1, Block 2 of the Greenlawn Subdivision Filing No.1 Planned Unit Development. This recommendation is based on a finding that the amended Preliminary Development Plan and amended Official Development Plan are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code.

The applicant team, represented by Michael Tollefson of Point Consulting, LLC narrated a PowerPoint presentation. Owners Brady Hyde and Bob Bowell were also present.

Commissioner Colling requested clarification on what the term 'off-site glare' means. Mr. Tollefson responded that off-site glare results from car headlights that shine outward from the parking lot into the public right of way. Commissioner Colling also asked about the size of the garage being 16-foot side as a one-car only and requested clarification on how many parking spaces were included in the proposal. Mr. Tollefson explained that indeed four of the units have one-car garages, but the rest of the units are two car garages. There are 18 guest spaces provided on site. Commissioner Colling asked if parking was available off-site, and Mr. Klein confirmed that 91st Court could be used for guest on-street parking. Mr. Lawrence stated that the project meets the City's parking requirements for this type of land use.

Commissioner Dunn asked if there are any plans for sustainable energy. Mr. Tollefson stated there are no solar panels, but the buildings are using all electric energy, no gas.

Commissioner Carpenter asked for clarification as to why the 92nd Avenue eastbound lane is being removed. Mr. Tollefson responded that City staff has requested this to accommodate the trail at the Downtown area. Commissioner Carpenter responded that there is concern with the traffic congestion in that area and a perfectly good working bus stop. Mr. Klein responded that RTD prefers having their bus stops in through lanes so that the buses don't have to merge back into traffic, which occurs approximately every 30 minutes resulting in potential delays.

Mr. Klein stated that staff conducted a Downtown Mobility Study looking at volumes of traffic and ways to improve mobility in that area. Staff found that removal of the auxiliary turn lane would provide space for a 10-foot-wide multimodal lane that could accommodate bicycles and pedestrians. Commissioner Carpenter stated that he is still concerned about congestion in that area.

Chairperson Boschert asked the applicant about the retail price for these units. Mr. Tollefson stated mid-500 to mid-600's but nothing is certain at this point.

Commissioner Mayo requested clarification that this site is already zoned for 40-unit multi-family. Mr. Lawrence responded that the current PDP and OPD allow for 40-units of multi-family units. Commissioner Mayo stated that the task for the Planning Commission will be to determine whether 40 units of apartments creates more traffic than 40 units of townhomes. Mr. Lawrence confirmed that is correct as well as reviewing the PUD exceptions that were listed on the PDP and ODP. Commissioner Mayo clarified that other than the turn lane issue, the traffic that we are going to create is the same as the traffic that is already entitled in that area.

Commissioner Colling asked for clarification that 40 units of townhomes generates the same traffic that 40 units of apartments creates. Mr. Klein responded that yes that is the case. The city uses the ITE trip generation and apartments, condos, and townhomes an average generates 6 trips per unit. Staff assumed a higher 7.5 trips per unit since the units are fairly large. For reference, a single-family home is 9-10 trips per unit.

Chairperson Boschert opened the public hearing at 7:34 pm.

There were three individuals that signed up to speak. The concerns were with noise, parking, traffic, and the speed of traffic in the area in addition to the RTD buses in the through lanes. A second speaker discussed the right-in/right-out access point on Pierce Street and the concern about the lack of light onto 92nd Avenue from 91st Court. The third was in favor of the proposal and advocated for growth in housing variety.

Chairperson Boschert closed the public hearing at 7:42 pm.

Commissioner Carpenter requested clarification of the left-turn onto 92nd Avenue at 91st Court. Is the cross-traffic close to warranting a traffic light? Mr. Klein stated that this project will generate an additional 293 trips in a 24-hour period. In the peak hour the project will generate approximately 20 new trips which will not detrimentally impact Pierce Street or 92nd Avenue. The traffic study conducted determined that the intersection at 91st Court and 92nd Avenue does not meet the minimums to warrant a traffic signal. Mr. Klein also stated that staff has requested funding for a barrier/guardrail to be installed to keep errant vehicles from coming into the landscape/fence area at key locations between the curb and the sidewalk along 92nd Avenue.

Commissioner Colling stated her appreciation to the applicant and staff for their design of the project and the architecture. She did state that she is still concerned about parking and requests the applicant to explore adding a few additional spaces.

Vice-Chairperson McConnell requested clarification on adding the use of the single-family attached if it was the same 40 units or would it have to be less to work on the site? Mr.

Lawrence confirmed that it would have to meet the same density as prescribed by the Comprehensive Plan.

Commissioner Mayo made a motion recommending that the Planning Commission recommend City Council approve the amended Preliminary Development Plan and amended Official Development Plan for Lot 1, Block 2 of the Greenlawn Subdivision Filing No.1 Planned Unit Development. This recommendation is based on a finding that the amended Preliminary Development Plan and amended Official Development Plan are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code.

Vice-Chairperson McConnell seconded the motion.

Commissioner Carpenter agreed with what Commissioner Colling stated about the architecture, site layout, and additional spaces. He would like to request staff and the applicant explore adding a cutout for the RTD buses for additional safety.

Commissioner Mayo stated that he heard the concerns about the traffic but acknowledged that the site was already entitled to 40-units of multi-family and the change to townhomes will not impact traffic.

Commissioner Dunn commented that he agrees with Commissioner Carpenter and Commissioner Colling, however, feels that there is a missed opportunity in not incorporating sustainability aspects into the project.

Vice-Chairperson McConnell thanked the applicant for the detailed descriptions and justifications on the PUD exceptions.

Chairperson Boschert was pleased that these units are ownership units instead of rental units and will fill the niche of the missing middle.

The motion passed unanimously (7-0).

4. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

THE WESTMINSTER PLANNING COMMISSION

Jim Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc



Agenda Item - .

Agenda Memorandum

Planning Commission Meeting
June 13, 2023



Strategic Priority 1: Preparedness and Resilience – Build a system of intentional support for residents, businesses, and the environment that mitigates risks and proactively seeks out ways to ensure the community not only endures, but thrives.



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 Approval of an Amendment to the Preliminary Development Plan Bradburn Subdivision, Filing 1, 10th Replat Block 17, Lot 25 and Lot 26

PREPARED BY: Stephanie Ashmann, Senior Planner

RECOMMENDED CITY COUNCIL ACTION:

1. Hold a public hearing.
2. Recommend approval of the Second Amended Preliminary Development Plan to the Bradburn Subdivision, Filing 1, 10th Replat, Block 17, Lot 25 and Lot 26.

SUMMARY STATEMENT:

- 4188 Main Street, LLC has submitted a Preliminary Development Plan (PDP) amendment to the Bradburn Subdivision to allow for an increase of the building height of the “Main Street Building” to three stories on top of ground floor retail with a limited rooftop area for Lot 25, Block 17. The building would be a total of four stories with a rooftop patio, see Attachment 1.
- The applicant is requesting an amendment to the PDP to change the Bradburn Land Use Mix table by adding two new residential uses and removing the Mixed-Use Apartments as shown below:

- 48 Main Street Multifamily Condominiums Over Retail on Block 17, Lot 25
- 16 Multifamily Condominiums on Block 17, Lot 26
- This amendment proposes a dwelling unit increase of eight units.
- All proposed units on Lots 25 and 26 shall be for ownership.

FISCAL IMPACT:

\$0 in expenditures.

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should Planning Commission recommend approval of the PDP amendment as proposed for Block 17, Lots 25 and 26?

ALTERNATIVE(S):

Planning Commission could recommend denial of the applicant's PDP amendment as proposed for Block 17, Lots 25 and 26. Staff does not support this alternative because the proposed PDP amendment substantially conforms with the requirements of the Comprehensive Plan and provides a suitable infill opportunity for a vacant property. Staff finds that the proposal is in general conformance with the City's policies in accordance with Section 11-5-14, 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 Official Development Plan (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 Westminster Municipal Code (W.M.C.) requires that all development is in compliance with the Comprehensive Plan. If the City Council chooses to approve this PDP amendment, the next steps in the development review process will include ODP review and hearing before City Council. If City Council were to approve the

ODP, the next step is to secure the approval of civil construction and building construction documents prior to commencing construction on the site.

History of Subject Properties

The subject properties are located within the Bradburn Planned Unit Development (PUD). The Bradburn PUD PDP and ODP were approved by City Council in 2001. The project concept listed on the Bradburn PDP was intended to facilitate a neo-traditional community where living, working, shopping, schools, and access to open space are all located within a 12-minute walk. The PDP is comprised of two districts, Commercial and Residential. The Bradburn PUD is over 90 percent developed in accordance with the entitlement documents. The subject properties are located within the Commercial District on two undeveloped lots under the same ownership. In 2002, the master developer of Bradburn modified the total unit count from the 2001 approved PDP after making refinements to accurately reflect the project's mix of uses. The total unit count went from 805 dwelling units to 793, see Attachment 2.

Nature of Request

4188 Main Street, LLC is requesting two exceptions to the Bradburn subdivision PDP. The first exception is to request an increase in building height of the "Main Street" building type allowed within the "Commercial District" of the PDP from three stories to four stories. The building type will consist of vertically integrated commercial and retail at the ground floor with for sale condos on the second and third floors, office on the fourth floor, and a limited rooftop restaurant service. This exception would apply specifically to Block 17, Lot 25, see Attachment 1.

The second exception to the PDP is to amend the Bradburn Land Use Mix table by adding two new residential uses and removing the Mixed-Use Apartments (above retail). The specific request is as follows:

- 48 Main Street Multifamily Condominiums Over Retail on Block 17, Lot 25
- 16 Multifamily Condominiums on Block 17, Lot 26
- The total unit count for the entire Bradburn Subdivision will change from 793 to 802.

This amendment proposes a dwelling unit density increase of nine units total, and all proposed units on Lots 25 and 26 shall be for ownership.

Applicant

4188 Main Street, LLC
Contact: Johnathan Nassar
11859 Pecos Street, Suite 200
Westminster, Colorado

Property Owner/Developer

Steelgenix
Contact: Jonathan Nassar
11853 Bradburn Boulevard
Westminster, Colorado 80031

Location

The two subject properties are located within Block 17, Lots 25 and 26. Lot 25 is addressed as 4188 Main Street on the southeast corner of Bradburn Boulevard and Main Street. Lot 26 is directly south of Lot 25 and is surrounded by single family attached townhomes and live/work units to the east, west, and south, see Attachment 3.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Bradburn Village	PUD	MUND	Vacant Commercial Space
East	Bradburn Village	PUD	MUND	Single Family Attached
South	Bradburn Village	PUD	MUND	Single Family Attached
West	Bradburn Village	PUD	MUND	Live/Work Townhomes

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 Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the *Westminster Window* by the required deadline.
- **Property Posting:** Notice of 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. A sign was posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign was posted and properly maintained throughout the posting period.

- **Written Notice:** Mailed notices were sent to property owners and addresses within 1,000 feet of the property boundary. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

In addition to the requirements outlined and met above, project information was provided and maintained on the City's Status of Planning and Development Projects webpage.

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 PUD zoning and the associated land uses within the PDP are in conformance with the City's Comprehensive plan and all City Codes, ordinances, and policies.

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

Staff finds that the proposed PDP amendment generally exhibits sound and efficient planning principles. The amendment enables the neighborhood vision established by the original Bradburn PDP to create a cohesive, neo-traditional community with a mix of uses and amenities all within a 12-minute walk. Additionally, the amendment also seeks to increase the number of for-sale units and decrease the total number of for rent multifamily units.

- 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 applicant is requesting two exceptions to the original PDP. The first exception is a request to increase the building height limit on Lot 25 for the "Main Street Building" from three stories to four stories with a fifth-story rooftop area. Per the PDP, the "Main Street Building" is described as consisting of one to two stories of offices or apartments atop a retail ground floor. It is typically 50 feet to 70 feet deep, can be almost any width, and may exist in a party-wall condition with its neighbors. The lot is typically 80 feet to 120 feet deep with surface parking behind the building, and additional parking may be provided

elsewhere. The building type proposed by the applicant best fits this description because of its location within the “Commercial District” on Main Street, the vertical integration of retail, residential, and office, and the rear location of the parking lot. Additionally, the “Town Office” and “Town Apartment” are building types allowed within in the “Commercial District” that have four stories maximum.

The second exception is for the following changes to the Land Use Mix Table:

- 1) Removal of the remaining 54 Main Street Apartments (above retail) land use mix typology to be replaced with 48 Main Street Condominiums (above retail) for Lot 25, leaving six remaining units.
- 2) Creation of a new Multifamily Condominiums land use type with a total of 16 units for Lot 26.
- 3) Taking the one remaining Single Family Attached unit and transferring it to the Multifamily Condominiums new land use type.
- 4) Requesting nine additional units above the total allowable residential units allowed within the Bradburn Subdivision.

The proposed request for increasing density concludes the total allowable residential development within the Bradburn PDP. Any remaining vacant parcels within the Bradburn PDP requesting residential development will need to seek additional approvals from the City Council.

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

The PDP amendment is compatible and harmonious with existing public and private development in the surrounding area. The increase in building height, which will result in a four-story building with a rooftop restaurant bar as a partial fifth story, will be the tallest building in the development; however, the PDP does allow for four story buildings. During the time of the “Commercial District” construction the market supported one to two story retail and three-story townhomes.

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.*

The PDP amendment provides for the protection of the development from potentially adverse surrounding influences and protects areas from potentially adverse influence from the development. It is anticipated that a parking reduction will be requested with the ODP application that will require review of City Council by way of Concept Plan Review and subsequent public hearing per section 11-7-4(8)(c).

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

The PDP amendment will effectively conclude the total allowable residential development within the Bradburn Subdivision. Any remaining property owners with vacant parcels seeking development within Bradburn will need to amend the PDP and increase the allowable residential unit count for their proposed development.

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.*

The PDP amendment does not impact streets, driveways, access points and turning movements already established within the existing PDP. Future review of the ODP will ensure the proposed development will be compatible with the established standards. Any requests for exceptions to the standards will be clearly listed within the ODP submittal to be reviewed by City Council.

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.*

Nothing within the PDP amendment shall preclude further public land dedications as a condition to ODP or plat approvals by the City.

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.*

Performance standards have been included within the PDP amendment to ensure reasonable expectations for future Official Development Plans.

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

The applicant is not in default and does not have any outstanding obligations to the City.

(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.

Neighborhood Notice and Public Comments

A project meeting was held on April 15, 2022 to present the PDP application to the community. The video has been viewed over 150 times since the meeting was posted

on the City's YouTube page. During the meeting, the developer received some questions from the surrounding property owners regarding the total number of condominiums, parking, building height, dumpster location, alley maintenance, site furniture, freight delivery, noise levels, and the proposed management company. The developer answered the resident's questions and deferred many of the details to be worked out during the ODP submittal review process.

Staff Recommendation

Staff recommends approval of the proposed PDP amendment as the proposed development substantially conforms with the requirements of the Comprehensive Plan and provides a suitable infill opportunity for a vacant property. Staff finds that the proposal is in general conformance with the City's policies in accordance with Section 11-5-14, W.M.C.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priority of Preparedness and Resilience is achieved by allowing for a missing middle housing option within one of its most successful mixed-use neighborhoods. The Strategic Plan priority of Shared Sense of Community is achieved similarly by fostering equitable opportunities for residents to purchase for ownership housing in a highly desirable community, as well as allowing a building type that will effectively add to the main street character established within the Bradburn community.

Respectfully submitted,



John McConnell
Interim Planning Manager

ATTACHMENTS:

- Attachment 1: Preliminary Development Plan Submittal
- Attachment 2: 2002 PDP and ODP amendment
- Attachment 3: Vicinity Map

2nd AMENDED PRELIMINARY DEVELOPMENT PLAN

BRADBURN

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO. LOTS 25 AND 26, BLOCK 17, TENTH REPLAT BRADBURN SUBDIVISION FILING NO. 1 AS RECORDED IN RECEPTION NO. 2008000024701, DATED MARCH 28, 2008.

PERMITTED USES

PROPOSED USES -
 VERTICALLY MIXED-USE BUILDING INCLUDING THE FOLLOWING USES:
 GROUND FLOOR COMMERCIAL RETAIL AND/OR RESTAURANT
 OFFICE
 MULTI-FAMILY / FOR SALE CONDO PRODUCT

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.

PURPOSE OF AMENDMENT

ALLOW FOR AN EXCEPTION TO THE PDP FOR LOT 25, BLOCK 17 FOR A MAIN STREET BUILDING WITH 4 STORIES, AND LIMITED 5th FLOOR/ ROOFTOP AREA. ALLOW FOR TRANSFER OF 7 REMAINING RESIDENTIAL UNITS (6 MAIN STREET APARTMENTS AND 1 SINGLE FAMILY ATTACHED UNIT) FOR USE AS MULTI-FAMILY CONDOMINIUMS. PERMIT THE ADDITION OF 9 MORE MULTI-FAMILY CONDOMINIUMS.

SUMMARY OF AMENDMENTS

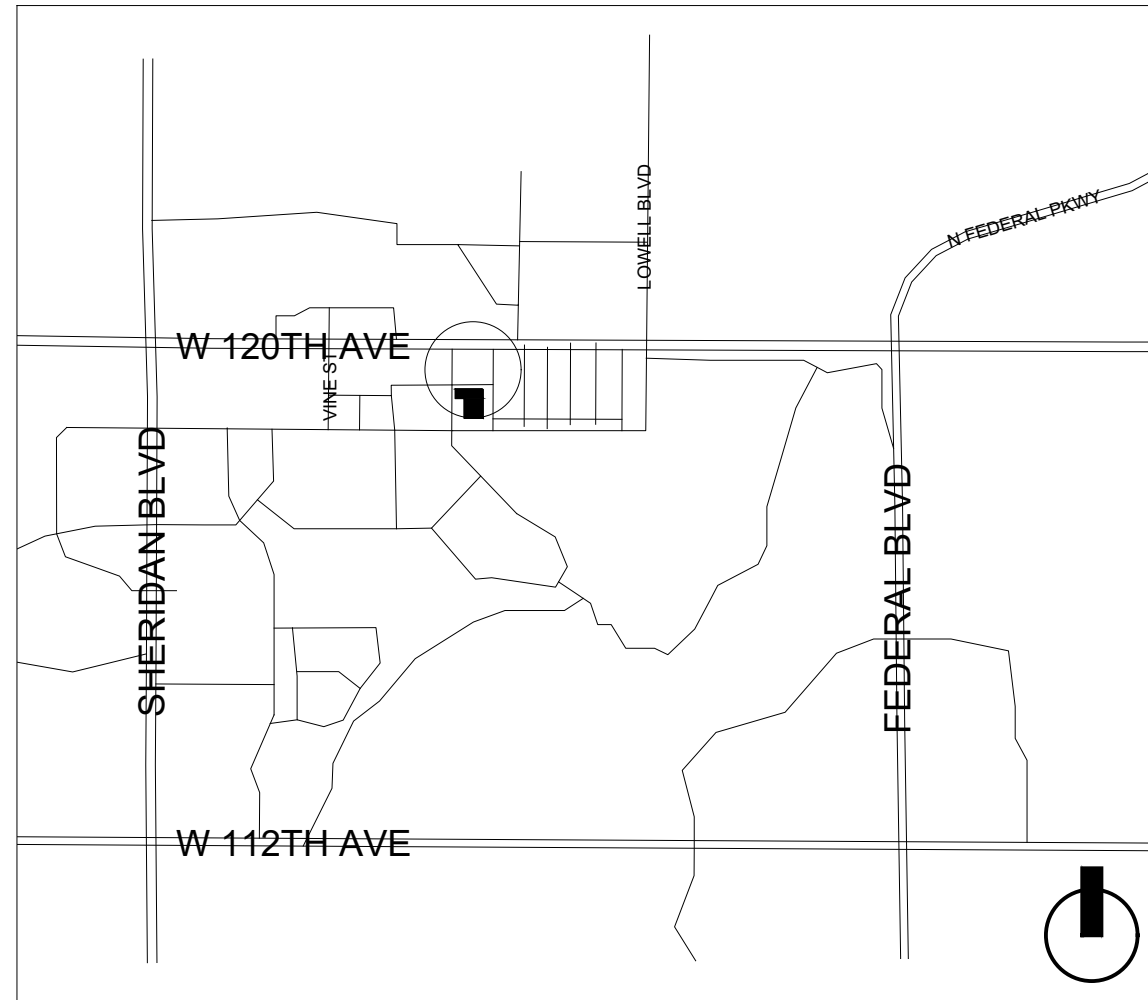
1ST AMENDMENT* - OCT.2, 2002- CONSOLIDATION OF LOTS 1, 2, AND 3 OF BLOCK 16 OF THE SECOND REPLAT AND SUBDIVIDE
 2ND AMENDMENT - JULY 25TH, 2008.
 *ADMINISTRATIVE AMENDMENT

FULL FORCE & EFFECT

ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED AT RECEPTION NO. CO839767, AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

VICINITY MAP

SCALE: 1" = 2000'



I, _____, AS _____ OF 4188 MAIN, LLC, A STATE OF COLORADO 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 _____

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 _____

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

4188 MAIN, LLC
 11859 Pecos Street, Suite 200
 Westminster, CO

CONSULTANTS

ENGINEER:
 Wohnrade Civil Engineers
 Mary B. Wohnrade
 720-259-0965
 11582 Colony Row, Broomfield CO

LANDSCAPE ARCHITECT:

PresenceDesign Group
 Dan O'Brien
 720 560 3352
 1101 Bannock Street, Denver, CO

ARCHITECT:

Presence Design Group
 Dan O'Brien
 720-560-3352
 dobrien@presencedesigngroup.com
 1101 Bannock St, Denver, CO

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.

[within 300-feet of ODP boundary]

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:	PUD	RETAIL, SCHOOL	TMUND
SOUTH:	PUD	SFA - TOWNHOMES	TMUND
EAST:	PUD	SFA - TOWNHOMES	TMUND
WEST:	PUD	COMMERCIAL / ASSEMBLY AND LIVE/WORK	TMUND

LAND USE TABLE

Bradburn Subdivision	LAND USE	ACRES	% OF PROPERTY
Lot 25, Block 17	Mixed-Use Building	0.699 Acres	X
Lot 26, Block 17	Condo SFA Development	1.094 Acres	X

SHEET INDEX
 SHEET 1 OF 3 - COVER SHEET
 SHEET 2 OF 3 - PROJECT NOTES
 SHEET 3 OF 3 - SITE PLAN

TEMPLATE UPDATED:
 04.15.19

DATE: 02/18/22

DATE:

4188 MAIN ST

DATE PREPARED:
 4/24/23

1 OF 3
 COVER

TRAKIT CASE #PLN21-0141

BRADBURN

A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 3

PROJECT NOTES

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.

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.

PUBLIC LAND DEDICATION: PLD WILL NOT BE REQUIRED WITH THIS DEVELOPMENT APPLICATION AS THE TOTAL UNIT COUNT WILL REMAIN THE SAME. PER THE MASTER ODP IN 2001, 11.05 ACRES WERE DEDICATED AND 3.05 ACRES WERE CASH-IN-LIEU (78% LAND).

LAND USE					
	3A 2002 PDP / ODP Unit Count	Revised Mix (2002)	Built to Date (2023)	Proposed (2023)	Remaining left to be built after PDP amendment
LAND USE MIX					
COMMERCIAL DISTRICT (NORTH OF 118TH)					
RESIDENTIAL USES:					
SINGLE FAMILY (DETACHED)	0	0	0	0	0
SINGLE FAMILY (ATTACHED)	86	77	76	0	0
MULTI-FAMILY CONDOMINIUMS	0	0	0	16	0
LIVE/WORK	25	25	25	0	0
MULTI-FAMILY	312	310	310	0	0
MAIN ST. CONDOMINIUMS (ABOVE RETAIL)	68	54	0	48	0
TOTAL RES. UNITS	491	466	411	64	0
NEW TOTAL PER 2023 AMENDMENT				475*	
RESIDENTIAL NEIGHBORHOODS (SOUTH OF 118TH)					
SINGLE FAMILY (DETACHED)	251	264	264	0	0
SINGLE FAMILY (ATTACHED)	63	63	63	0	0
TOTAL RESI. UNITS	314	327	327	0	0
TOTAL RESIDENTIAL UNITS FOR ENTIRE BRADBURN SUBDIVISION	805	793	738	802	0

*AN ADDITIONAL 9 NEW UNITS ABOVE THE 2002 REVISED MIX.

STANDARD STATEMENTS

- 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.
- 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.
- 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.
- 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.
- 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.

GENERAL DESIGN STANDARDS

ARCHITECTURAL DESIGN STANDARDS -
 BUILDING HEIGHT - FOUR STORIES WITH EXCEPTION FOR LIMITED FIFTH STORY AREA
 BUILDING MATERIALS - PRIMARY EXTERIOR BUILDING MATERIAL SHALL BE MASONRY, WITH A MIX OF OTHER MATERIALS - METAL PANELS, AND GLASS (WINDOWS AND DOORS) MASONRY SHALL BE A COMBINATION OF BRICK, STONE, AND/OR CAST STONE MASONRY UNITS

GLASS SHALL BE 1" INSULATING GLASS TYPICAL WITH LOW "E" AND/OR TINTED COATINGS (NO HIGH REFLECTIVITY GLASS COATINGS ARE ALLOWED)

SIGNAGE SHALL FOLLOW THE WESTMINSTER MUNICIPAL CODE REQUIREMENTS.

FENCING IS NOT PERMITTED. SCREENING AT THE STREET FRONT SIDES OF PARKING AREAS WILL BE PROVIDED AT THE GROUND LEVEL.

RESIDENTIAL PARKING SHALL BE ACCOMMODATED ENTIRELY ON-SITE. ON-STREET GUEST PARKING IS ALLOWED ON DIRECTLY ADJOINING RIGHT-OF-WAYS TO PROPERTY LINES. PARKING FOR THE MIXED-USE BUILDING WILL BE PROVIDED ON LOTS 25 AND 26. PARKING FOR THE MULTI-FAMILY CONDOMINIUMS ON LOT 26 WILL BE PROVIDED ON LOT 26.

VISIBLE PARKING LOTS SHALL BE SCREENED BY LOW WALLS, HEDGES, AND OTHER LANDSCAPING.

WHERE STREET TREES OR EATING AREAS OCCUR, THE MINIMUM PEDESTRIAN WALK AREA SHALL HAVE AN UNOBSTRUCTED WIDTH OF 8-10 FEET.

RESIDENTIAL UNITS ON LOT 26 WILL NOT FACE ON TO PUBLIC RIGHT-OF-WAY AND SHALL BE ACCESSED ENTIRELY BY PRIVATE ALLEY. PARKING SHALL BE TUCK UNDER.

SERVING FACILITIES

PUBLIC RECREATION AREAS	THE RANCH OPEN SPACE, VALLEY VIEW PARK, NORTHWEST OPEN SPACE
PUBLIC OPEN SPACE	THE RANCH OPEN SPACE
DRAINAGEWAYS	BIG DRY CREEK
MAJOR DETENTION	BRADBURN VILLAGE
PRIMARY SCHOOL	HOPE MONTESSORI SCHOOL
ELEMENTARY SCHOOL	MOUNTAIN VIEW ELEMENTARY
MIDDLE SCHOOL	MANDALAY MIDDLE SCHOOL
HIGH SCHOOL	LEGACY HIGH SCHOOL, BROOMFIELD HIGH SCHOOL
NEARBY SHOPPING AREAS	BRADBURN VILLAGE AND THE ADJACENT 120TH AVE.COMMERCIAL DISTRICT
NEARBY FIRE STATIONS	WESTMINSTER FIRE STATION 4
NEARBY BUS STOPS	120TH AVENUE & BRADBURN BLVD.

DATE: 02/18/22

DATE:

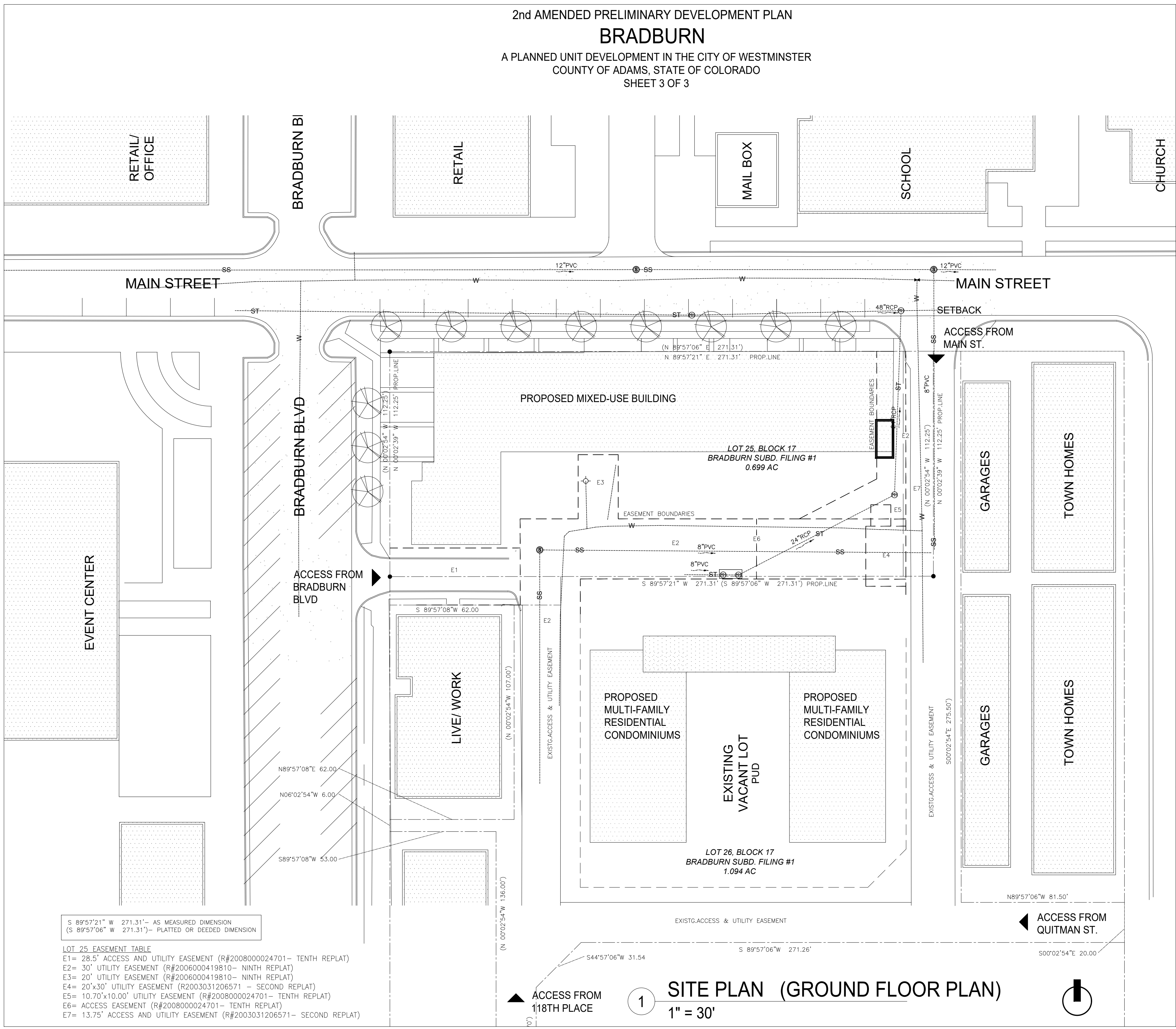
4188 MAIN ST

DATE PREPARED:
4/24/23

2 OF 3
NOTES

BRADBURN

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



S 89°57'21" W 271.31'- AS MEASURED DIMENSION
 (S 89°57'06" W 271.31')- PLATTED OR DEEDED DIMENSION

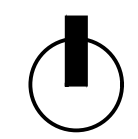
- LOT 25 EASEMENT TABLE**
- E1= 28.5' ACCESS AND UTILITY EASEMENT (R#2008000024701- TENTH REPLAT)
 - E2= 30' UTILITY EASEMENT (R#2006000419810- NINTH REPLAT)
 - E3= 20' UTILITY EASEMENT (R#2006000419810- NINTH REPLAT)
 - E4= 20'x30' UTILITY EASEMENT (R2003031206571 - SECOND REPLAT)
 - E5= 10.70'x10.00' UTILITY EASEMENT (R#2008000024701- TENTH REPLAT)
 - E6= ACCESS EASEMENT (R#2008000024701- TENTH REPLAT)
 - E7= 13.75' ACCESS AND UTILITY EASEMENT (R#2003031206571- SECOND REPLAT)

ACCESS FROM
18TH PLACE

1

SITE PLAN (GROUND FLOOR PLAN)

1" = 30'



DATE PREPARED:
4/24/23

3 OF 3
SITE PLAN

4188 MAIN ST

DATE: 02/18/22



WESTMINSTER

Department of Community Development

Preliminary Development Plan and Official Development Plan Administrative Amendment Approval Form

Project Name	Developer		
Bradburn	Bradburn Community Associates, LLC		
Applicant	Mail Address	1430 Wynkoop St.	Phone
Bradburn Community Associates, LLC	Denver, CO	80202	(303) 573-0050
Owner	Mail Address	1430 Wynkoop St.	Phone
Bradburn Community Assoc. and Continuum Bruchez Associates, LLC	Denver, CO	80202	(303) 573-0050
Description of Change			
Modify unit counts on sheet 2 of the Bradburn Official Development Plan approved April 23, 2001, in accordance with the attached exhibit.			

I hereby certify that the attached exhibits are correct and agree to conform to the conditions stated therein.

Applicant Signature	Date	Owner Signature	Date
X	9/23/02	X	9/23/02
Planning Manager			

Recommendation: Approval Denial

Reviewed By: Date: 10.2.02

Comments:

Director of Community Development

Recommendation: Approval Denial City Manager's Approval Req'd.

Reviewed By: Date: 10/2/02

Comments:

City Manager

Recommendation: Approval Denial

Reviewed By: _____ Date: _____

Comments:



Continuum Partners LLC
1430 Wynkoop Street Suite 100
Denver Colorado 80202

September 4, 2002

Dave Shinneman
Planning Manager
City of Westminster
4800 West 92nd Avenue
Westminster, CO 80030

Re: Bradburn

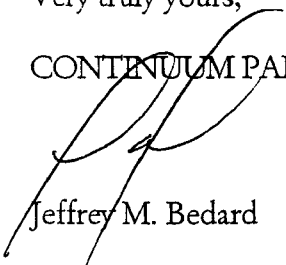
Dear Dave:

I am writing to request an administrative amendment to the Bradburn ODP. The original Bradburn ODP included a projection of estimated uses by units or square feet. This projection was made based on the information known at the time of plan approval. Since the original Bradburn ODP was approved in April 2001, we have made a number of refinements to more accurately project our mix of uses. A revised land use mix in the same form as approved on page 2 of the original ODP is included as an attachment to this letter. It outlines the original approved mix of uses and the revised mix of uses. Please note that the revised mix of uses represents a slight decrease in density and requires no additional water service commitments.

Please call me if you have any questions. We look forward to your approval of this revision.

Very truly yours,

CONTINUUM PARTNERS, LLC



Jeffrey M. Bedard

Enclosure

cc: ✓ John Quinn
Will Fleissig
Kevin Foltz

**BRADBURN ADMINISTRATIVE ODP AMENDMENT
LAND USE MIX**

LAND USE

LAND USE MIX:	Original Approval Est. S.F. of Uses	Revised Mix	Acres (No change)	Percentage of Site (No change)
COMMERCIAL DISTRICT (NORTH OF 118TH)				
NON RESIDENTIAL USES:				
OFFICE	69,000	69,000	3.92	3.47%
RETAIL	72,000	72,000	5.09	4.51%
RESTAURANT	16,000	16,000	2.50	2.21%
PUBLIC USES	6,000	6,000	0.34	0.30%
PRIVATE PARKS				
SUBTOTALS	163,000	163,000	11.86	10.49%
COMMERCIAL DISTRICT (NORTH OF 118TH)				
	Estimated # of Units	Revised Mix	Acres (No change)	Percentage of Site (No change)
RESIDENTIAL USES:				
SINGLE-FAMILY DETACHED	0	0	0.00	0.00%
SINGLE-FAMILY ATTACHED	86	77	2.58	2.28%
LIVE/WORK	25	25	0.70	0.62%
MULTI-FAMILY	312	310	12.53	11.08%
MAIN STREET APT. (ABOVE RETAIL)	68	54	1.74	1.54%
SUBTOTALS	491	466	17.55	15.52%
SUBTOTAL COMMERCIAL			29.41	26.01%
COMMERCIAL ROADS			4.04	3.58%
TOTAL COMMERCIAL			33.45	29.59%

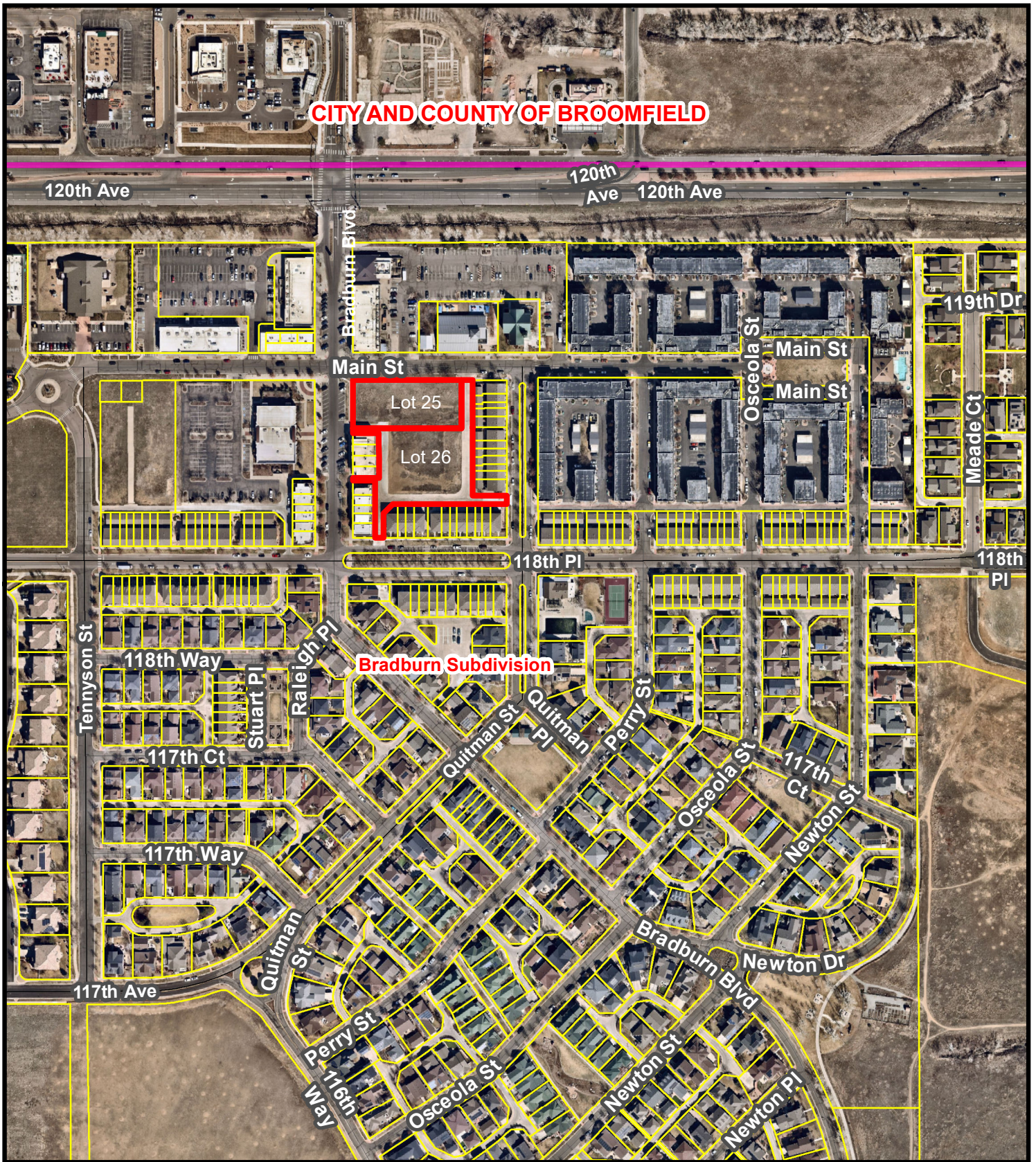
**BRADBURN ADMINISTRATIVE ODP AMENDMENT
LAND USE MIX**

	Estimated # of Units	Revised Mix	Acres (No change)	Percentage of Site (No change)
RESIDENTIAL NEIGHBORHOODS (SOUTH OF 118TH)				
SINGLE-FAMILY DETACHED	251	264	34.67	30.67%
SINGLE-FAMILY ATTACHED	63	63	2.82	2.49%
PRIVATE PARKS			2.59	2.29%
PRIVATE OPEN SPACE			2.31	2.04%
PUBLIC PARKS			9.05	8.01%
PUBLIC OPEN SPACE			2.00	1.77%
SUBTOTAL RESIDENTIAL	314	327	53.44	47.27%
RESIDENTIAL ROADS, PED. WAYS, MEDIANS			22.50	19.90%
TOTAL RESIDENTIAL 118TH PLACE			75.94	67.17%
			3.66	3.24%
TOTAL	805	793	113.05	100%

**SERVICE COMMITMENTS
REQUIRED**

UNIT TYPE	Original # of Units	Revised # Units	Ratio	Original Commitments Required	Revised Commitments Required
SINGLE-FAMILY DETACHED	251	264	1	251	264
SINGLE-FAMILY ATTACHED	149	140	0.70	104.3	98
LIVE/WORK	25	25	0.70	17.5	17.5
MAIN STREET RESIDENTIAL	68	54	0.50	34	27
MULTI-FAMILY	312	310	0.50	156	155
TOTAL	805	793		562.8	561.5

CITY AND COUNTY OF BROOMFIELD



**Vicinity Map
4188 Main Street
Block 17, Lots 25 & 26**



WESTMINSTER

