

**Development Project Status:  
Semper Gardens - Berkeley Homes - Southwest corner of West  
104<sup>th</sup> Ave and Sheridan Blvd**

**\*\* Please note: The information provided on this PDF is for informational purposes only. The information is subject to change and may not be updated in a timely manner. \*\***

**Location:** Three parcels of land located at the southwest corner of West 104<sup>th</sup> Avenue and Sheridan Boulevard.

**eTRAKiT Project Number:** PLN19-0010 (Comprehensive Plan Amendment)  
PLN20-0114 (Preliminary Development Plan)  
PLN20-0115 (Rezoning)

**Vicinity Map:**



**Department of Community Development  
Planning Division**

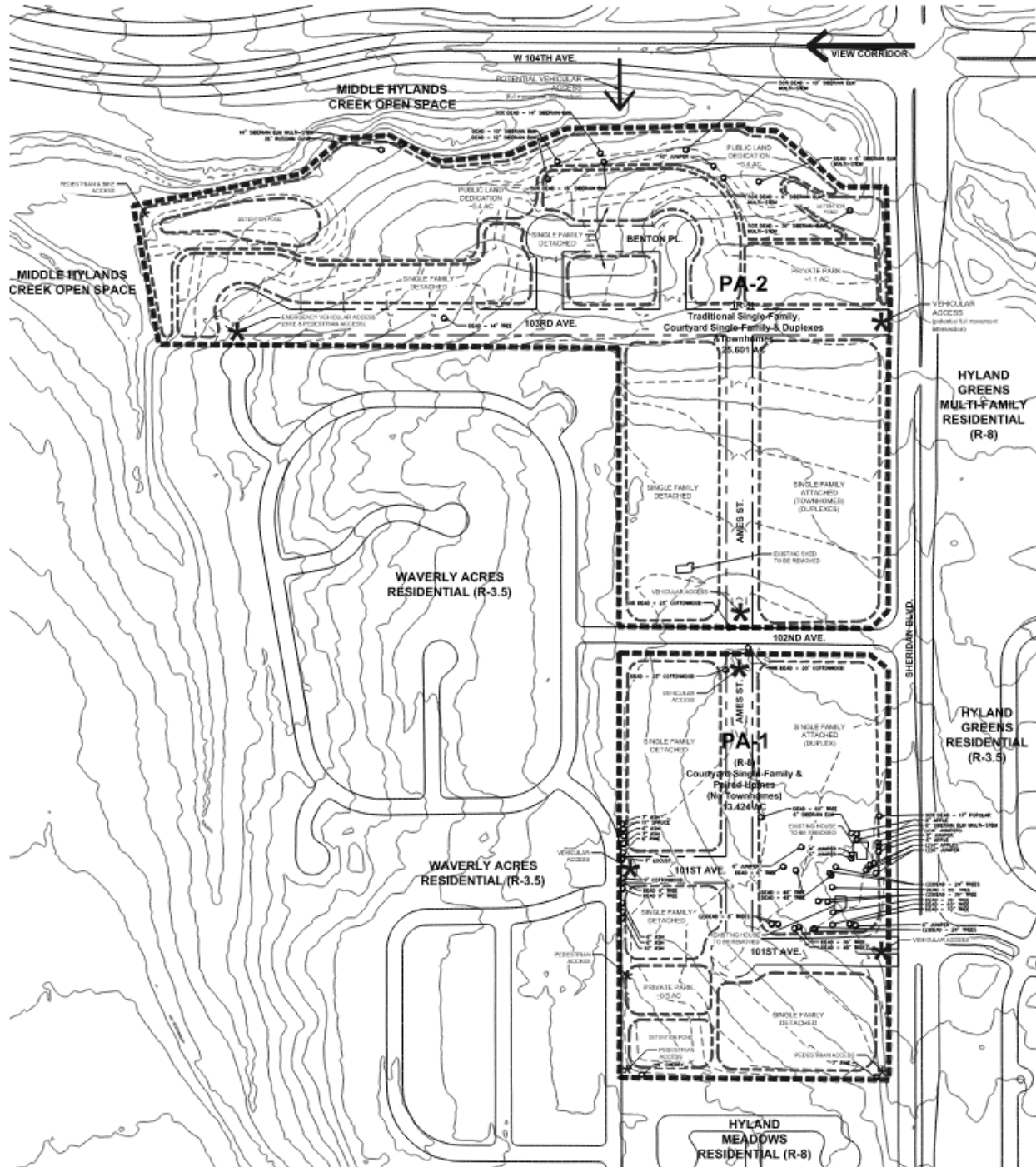
**Zoning:** North Parcels – O-1, Proposed Rezoning to Planned Unit Development, PUD  
South Parcel – PUD, will remain as PUD

**Comprehensive Plan Designation:** [Current, Residential R-3.5](#)  
[Proposed, Residential R-5 and Residential R-8](#)

**Developer Contact:** [Tyler Jones, Berkeley Homes](#)

**Project Description:** Proposed residential development on three vacant parcels of land at the southwest corner of West 104<sup>th</sup> Avenue and Sheridan Boulevard. The three parcels of land total 39.025 acres. The developer is proposing up to 214 single family homes in detached and attached home types. The developer is not proposing apartments. All of the units will be sold at market rate and the development is not an “Affordable Housing Development”. The development will need to comply with both the Single Family Detached and the Single Family Attached Design Standards. For this development, the developer will need to seek approval of four development applications, a Comprehensive Plan Amendment, a Preliminary Development Plan, a Rezoning, and an Official Development Plan.

Site Plan:



**\*\* Please note, the site plan has not been approved by the City and is subject to change in future submittals and before approval. \*\***



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**Public Hearing Required:** Yes, a public hearing before the Planning Commission and City Council is required for the Comprehensive Plan Amendment, the Preliminary Development Plan, the Rezoning, and the Official Development Plan.

**Review Process Status:** The Comprehensive Plan Amendment application was received by the City in early 2019. The City required the developer to host a neighborhood meeting for the Comprehensive Plan Amendment in the summer of 2019. The application for the Comprehensive Plan Amendment is still under staff review.

The City has completed two pre-application meetings for the proposed development, one in 2018 and the other in late 2019.

The developer submitted their Preliminary Development Plan and Rezoning in early 2021. Both applications are under staff review. The City and the developer hosted a neighborhood meeting together on April 7, 2021. You can view the neighborhood meeting here:

<https://www.youtube.com/watch?v=Au5IMBB9Wp8>

The project has been scheduled to go before the Planning Commission on December 14, 2021 and City Council on January 24, 2022. The public is encouraged to offer feedback for, and/or to attend, these public hearings.

For more information on the Planning Commission meeting please visit this webpage:

<https://www.cityofwestminster.us/pc>

For more information on the City Council meeting, please visit this webpage:

<https://www.cityofwestminster.us/agendas>

**If you have any questions or comments on the proposed development, email the City planner listed below.**

**City Planner Contact Information:**

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