



UPLANDS PLANNING AREA B(2)

PLANNING COMMISSION

October 28, 2025

UPLANDS B2 APPLICATION HISTORY

Concept Review

December 11, 2023

Planning Commission Hearing

June 24, 2025

4-1 VOTE RECOMMENDING APPROVAL

City Council Hearing

August 11, 2025

5-1 VOTE



REMAND SUMMARY FROM CITY COUNCIL

1

GATE CLOSURE/MAINTENANCE ACCESS NOTE (PLAN A ONLY)

2

VIEW CORRIDOR SINGLE-LOT HEIGHT LIMITATION (PLAN A & B)

3

EVALUATE RIGHT-OF-WAY CONNECTION AND ACCESS POINTS

4

NEIGHBORHOOD OUTREACH

5

GUEST PARKING (PLAN A & B)

1

GATE CLOSURE/MAINTENANCE ACCESS NOTE

REQUEST

Remove access for HOA vehicles, and shall be limited to Emergency Access Vehicles only. Additionally the gate shall remain in the locked position.

REVISION

Revisions have been made to remove HOA access, HOA will be required to maintain in perpetuity to allow for Emergency Vehicles only. Gate will remain in the locked position.



2

VIEW CORRIDOR SINGLE-LOT HEIGHT LIMITATION

REQUEST

Consider the height limitation to the home shown on lot 13.

REVISION

Lot 13 has been limited to a ranch home and walkout.



VIEW CORRIDOR SINGLE-LOT HEIGHT LIMITATION

PRIOR TO REMAND



PROPOSED LIMITATION TO LOT 13



2

VIEW CORRIDOR SINGLE-LOT HEIGHT LIMITATION

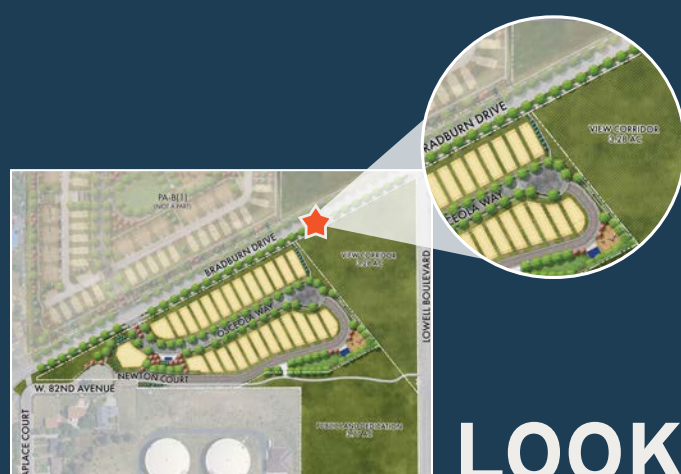
PRIOR TO REMAND



REVISED HEIGHT LIMITATION

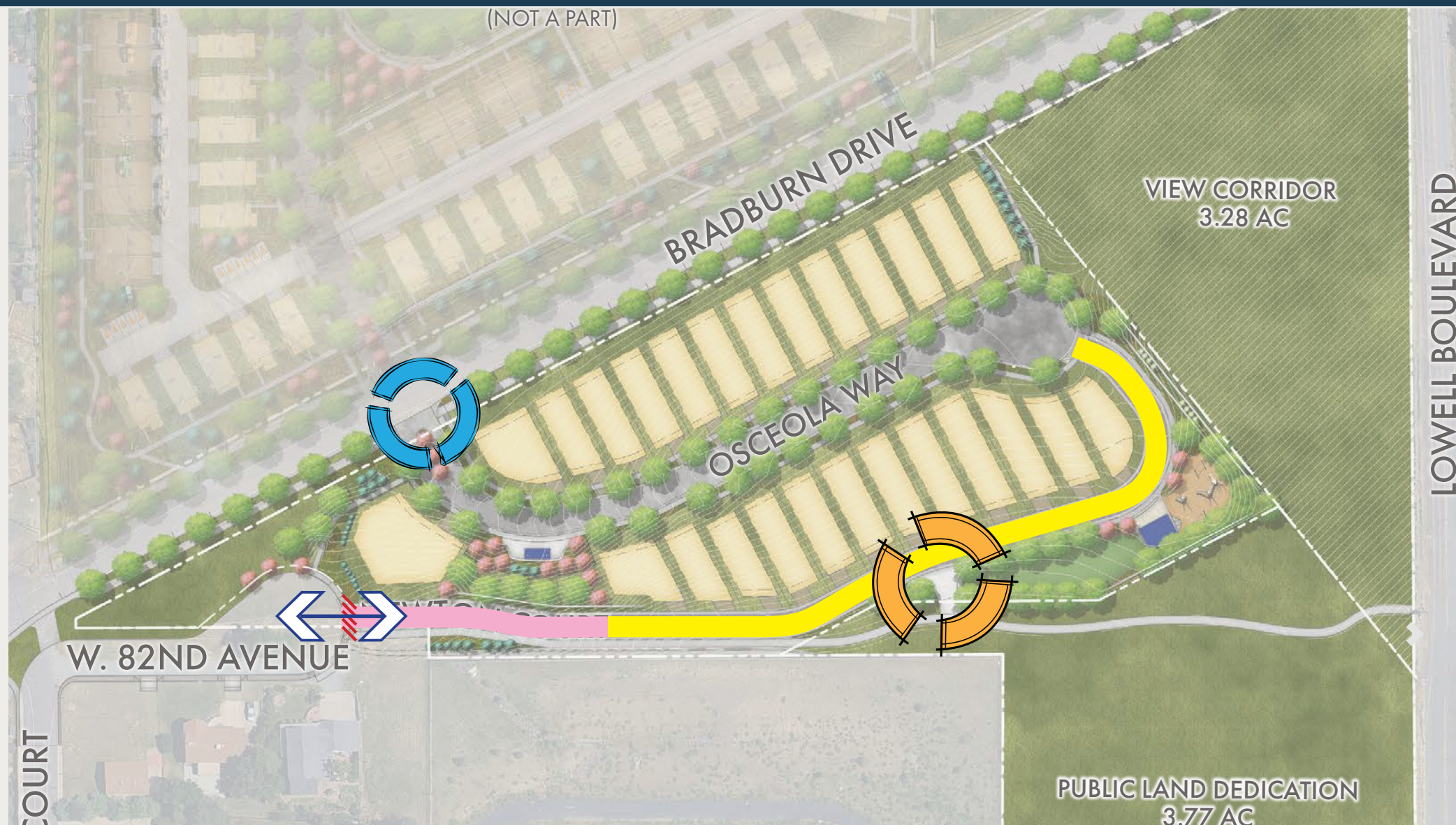


REVISIONS APPLY TO BOTH PLAN A AND PLAN B



LOOKING WEST DOWN BRADBURN

EVALUATE RIGHT-OF-WAY CONNECTION AND ACCESS POINTS



- ↔ Connects to 82nd Ave
- ⊙ Signed "No Semis" at entry
- Revised Fire note "Emergency Access Only"
- ⊙ Turnaround
- Residential & Emergency Traffic
- Emergency-only Traffic

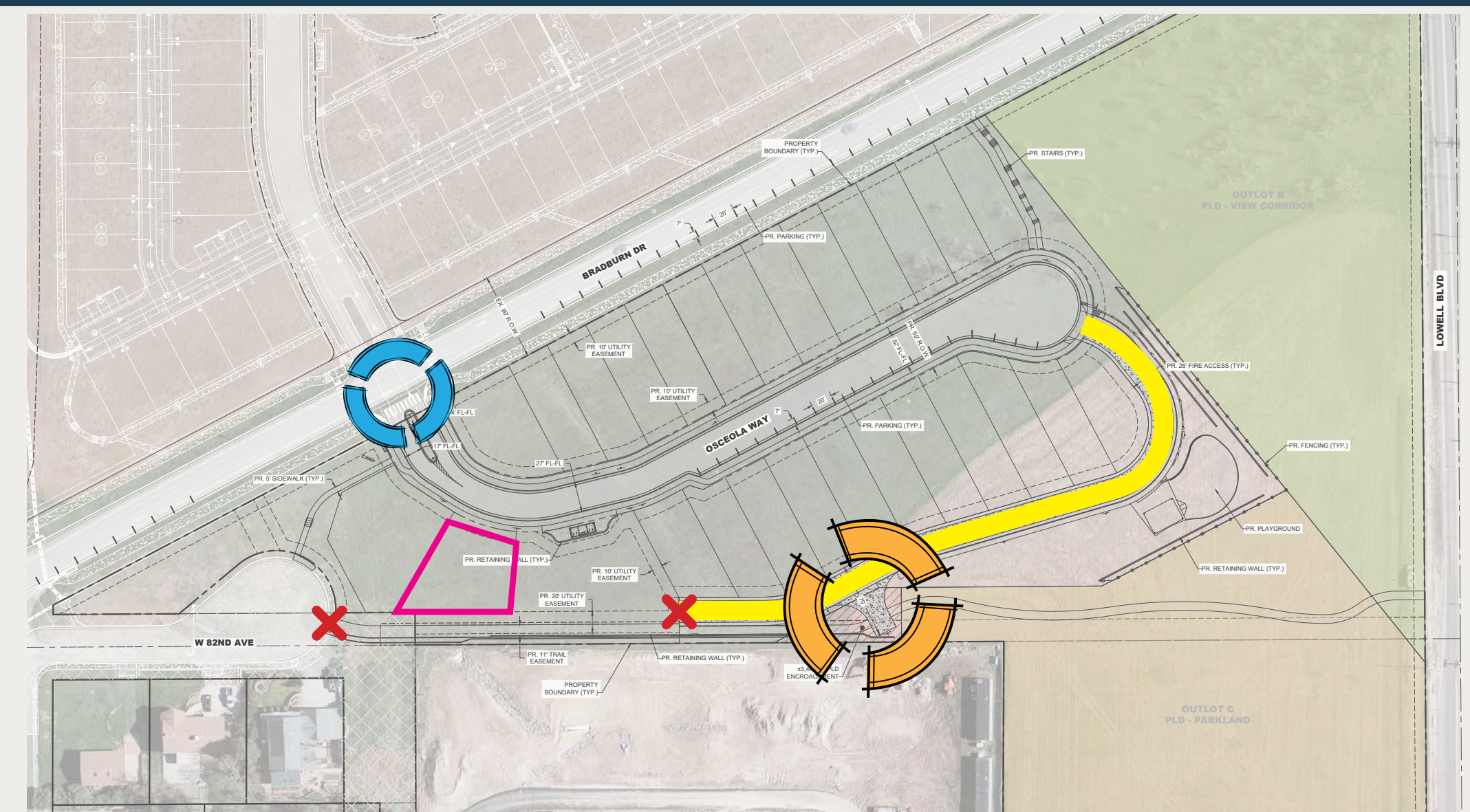
PLAN A

REQUEST PLAN A

1. If plan A were to remain
- revise the gate note to be for emergency access vehicles only and to remain in the locked position.

REVISION PLAN A

2. Note has been revised to only allow for emergency access vehicles and to be HOA maintained.



- ✗ Removed Access to 82nd Ave
- ▭ Relocates Lot 25 - access provided from Osceola Way
- ⊙ Signed "No Semis" at entry
- ⊙ Larger turnaround
- Residential & Emergency Traffic

PLAN B

REQUEST PLAN B

1. Review access points, is there an option to remove access to 82nd Avenue.

REQUEST PLAN B

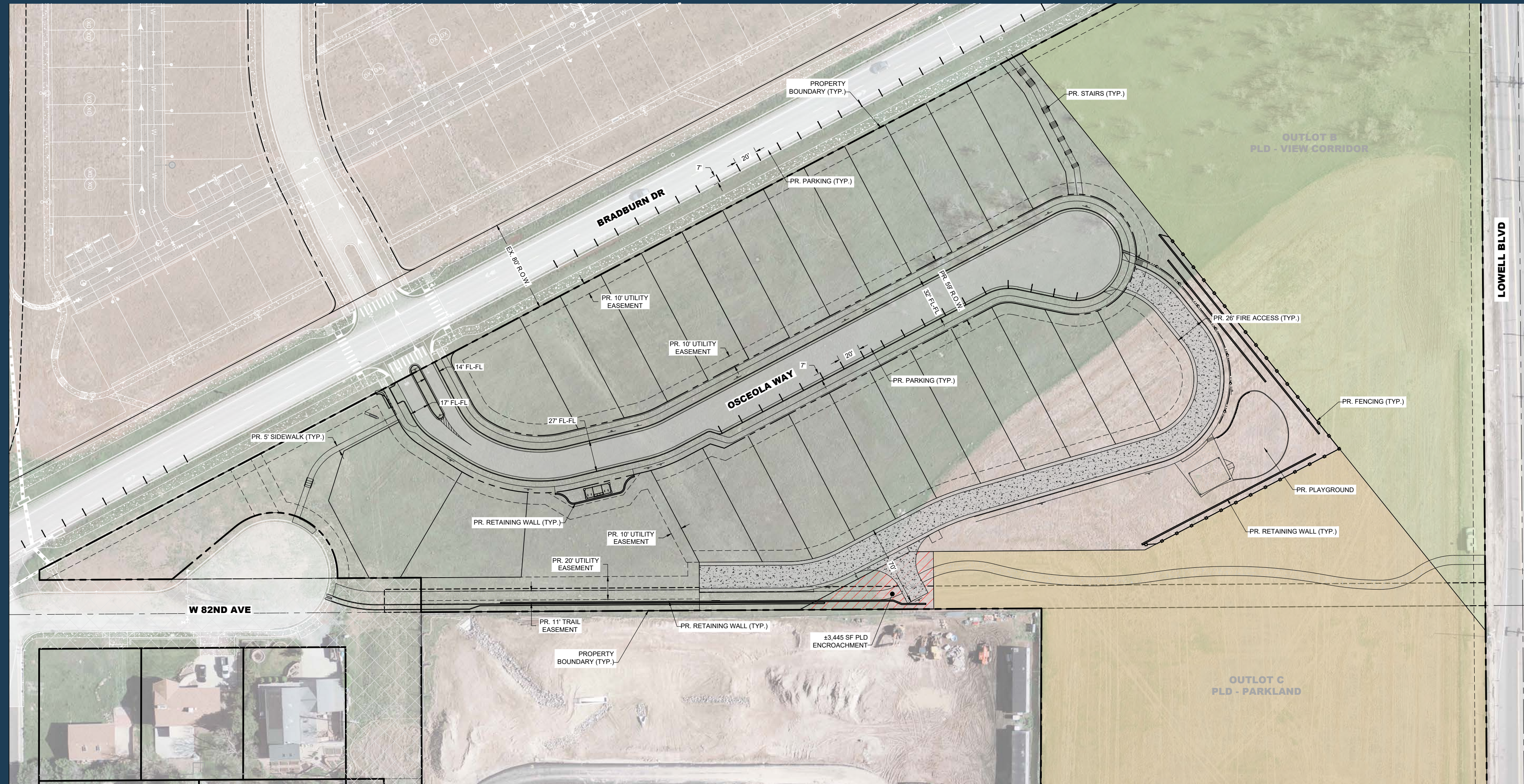
2. Terminates access, and provides fire access through a larger turnaround.

REQUEST

Bring back the revised fire note and revised Plan B to the neighbors, to better understand their preference prior to coming back to Planning Commission and City Council.

REVISION

1. Held an informal neighborhood meeting with the direct neighbors on 8/28/25
2. Held a formal neighborhood meeting to discuss Plan B 10/7/25 and 10/22/25



Parking remains the same both on Plan A and B

REQUEST

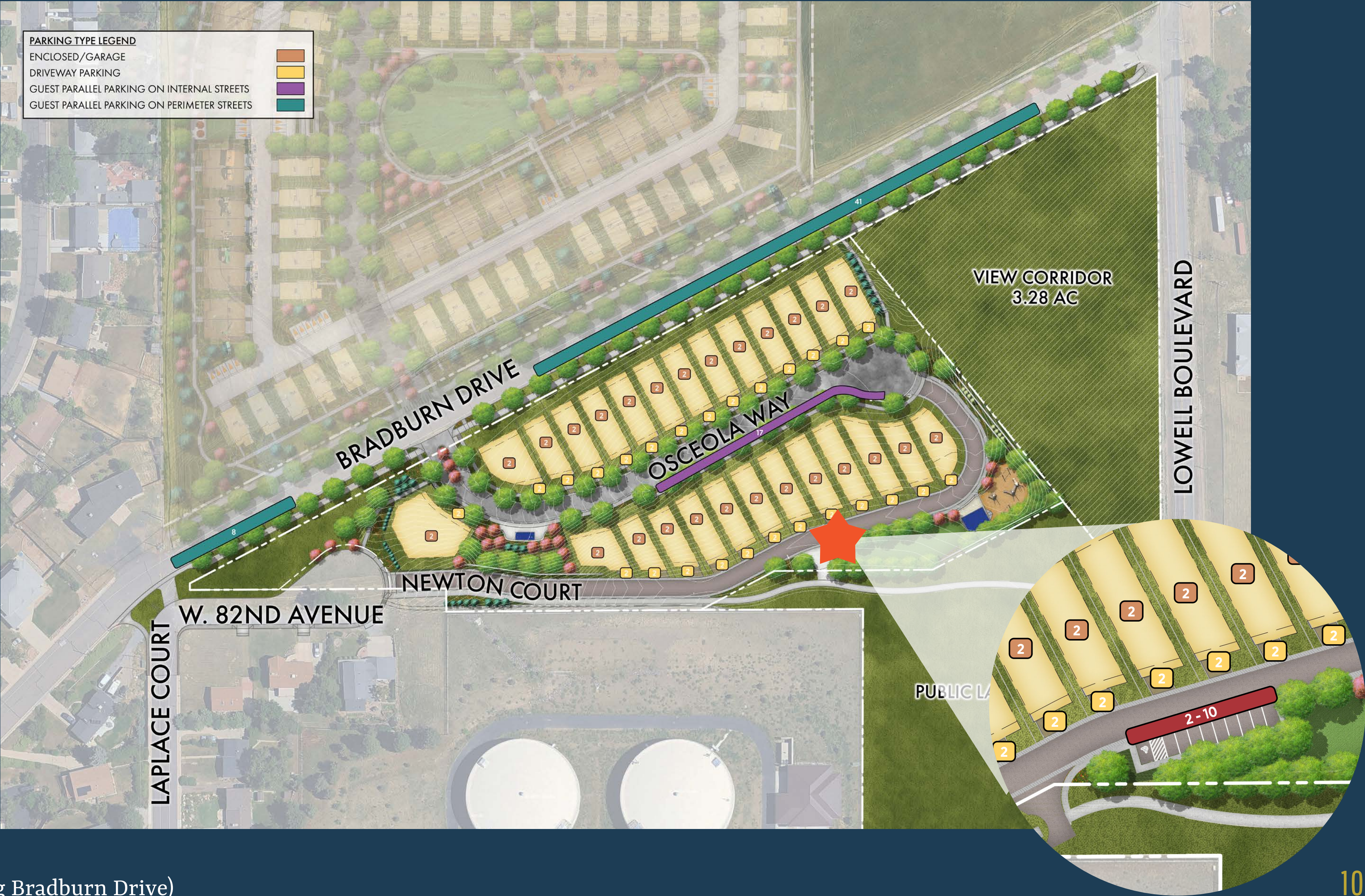
Show how we are meeting the parking requirements.

REVISION

An additional 10 parking spaces have been provided along the publicly accessible private park.

	PARKING	
	REQUIRED	PROVIDED
Requirements	104	104 Off-Street
Osceola Way	0	17
Newton Court	0	2-10
Bradburn Drive	0	49

- ✓ 2-car garage and 2 driveway spaces are provided on all homes
- ✓ 4.73 - 5.03 spaces/unit provided (excluding Bradburn Drive)



REMAND SUMMARY FROM CITY COUNCIL

AUGUST 11, 2025



1. GATE CLOSURE/MAINTENANCE ACCESS NOTE



2. VIEW CORRIDOR SINGLE-LOT HEIGHT LIMITATION



3. EVALUATE RIGHT-OF-WAY CONNECTION AND ACCESS POINTS



4. NEIGHBORHOOD OUTREACH



5. GUEST PARKING

PREFERRED PLAN B



1. REMOVED
ACCESS TO 82ND
COURT



2. HEIGHT
LIMITATION
PROVIDED ON LOT 13



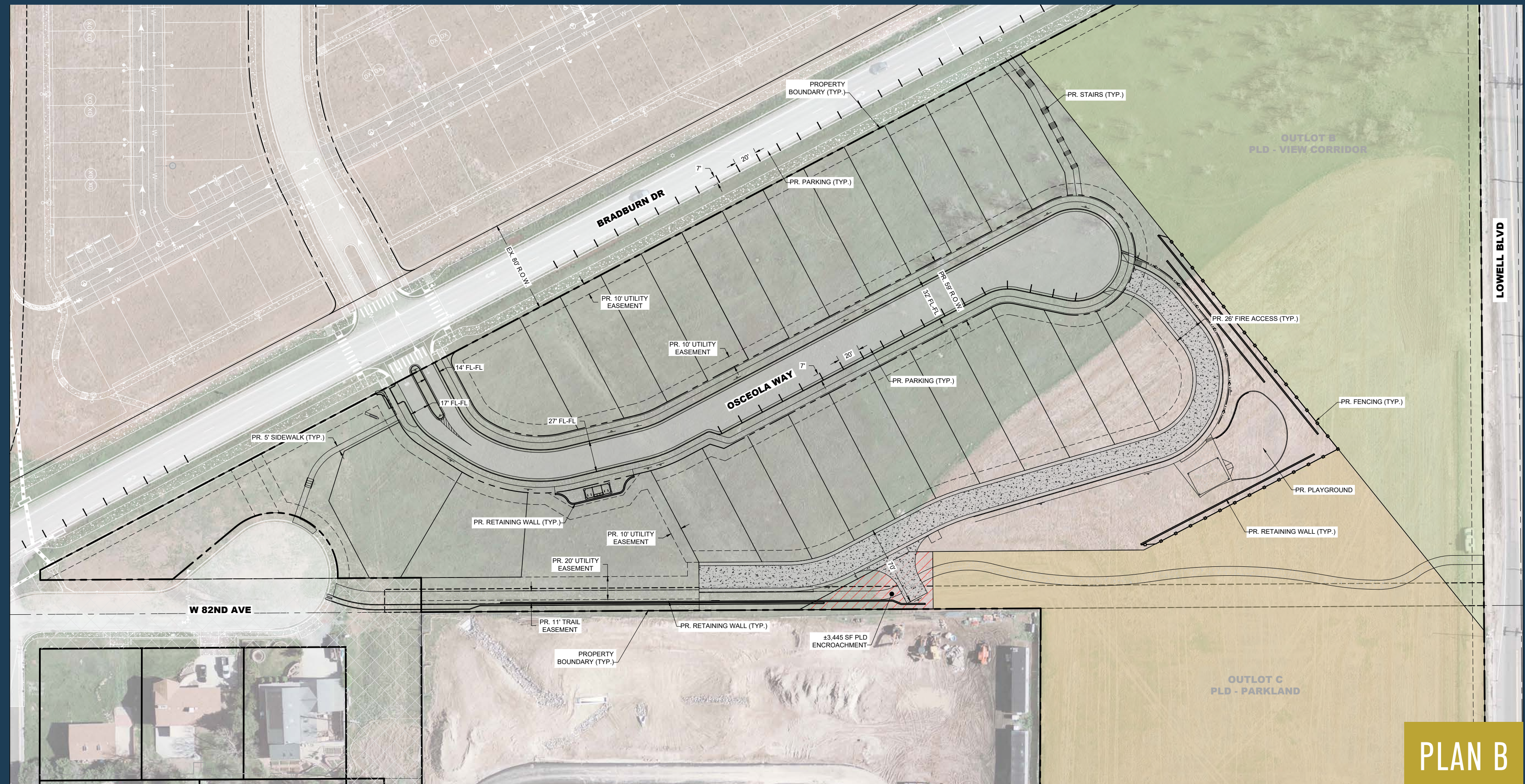
3. REVISED RIGHT-
OF-WAY CONNECTION
AND ACCESS POINTS



4. NEIGHBORHOOD OUTREACH



5. GUEST PARKING



THANK YOU