

REUNION VILLAGE PLAZA PUD

AMENDMENT #6 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT _____ BEING THE OWNER
 OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF
 THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE
 PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT, LOT 5A, REUNION FILING 30, 3RD AMENDMENT, CITY
 OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO; CONTAINING 1.48 (64,651 SQ. FT.)
 ACRES MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, AD 20_____.

OWNER(S) SIGNATURE AND PRINTED NAME

OWNERSHIP CERTIFICATE

18494 104TH LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY
 LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO DOES
 HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM
 UNDER THE TERMS HEREIN.

BY: _____
 VISHAN PATIDAR, 18494 104TH LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

CITY OF _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

AD 20_____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVAL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS _____ DAY OF _____

_____, AD 20_____.

BY: _____

CHAIRPERSON

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____

_____, AD 20_____.

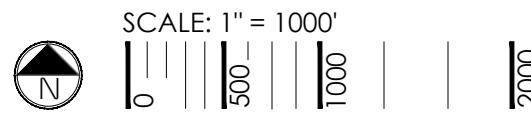
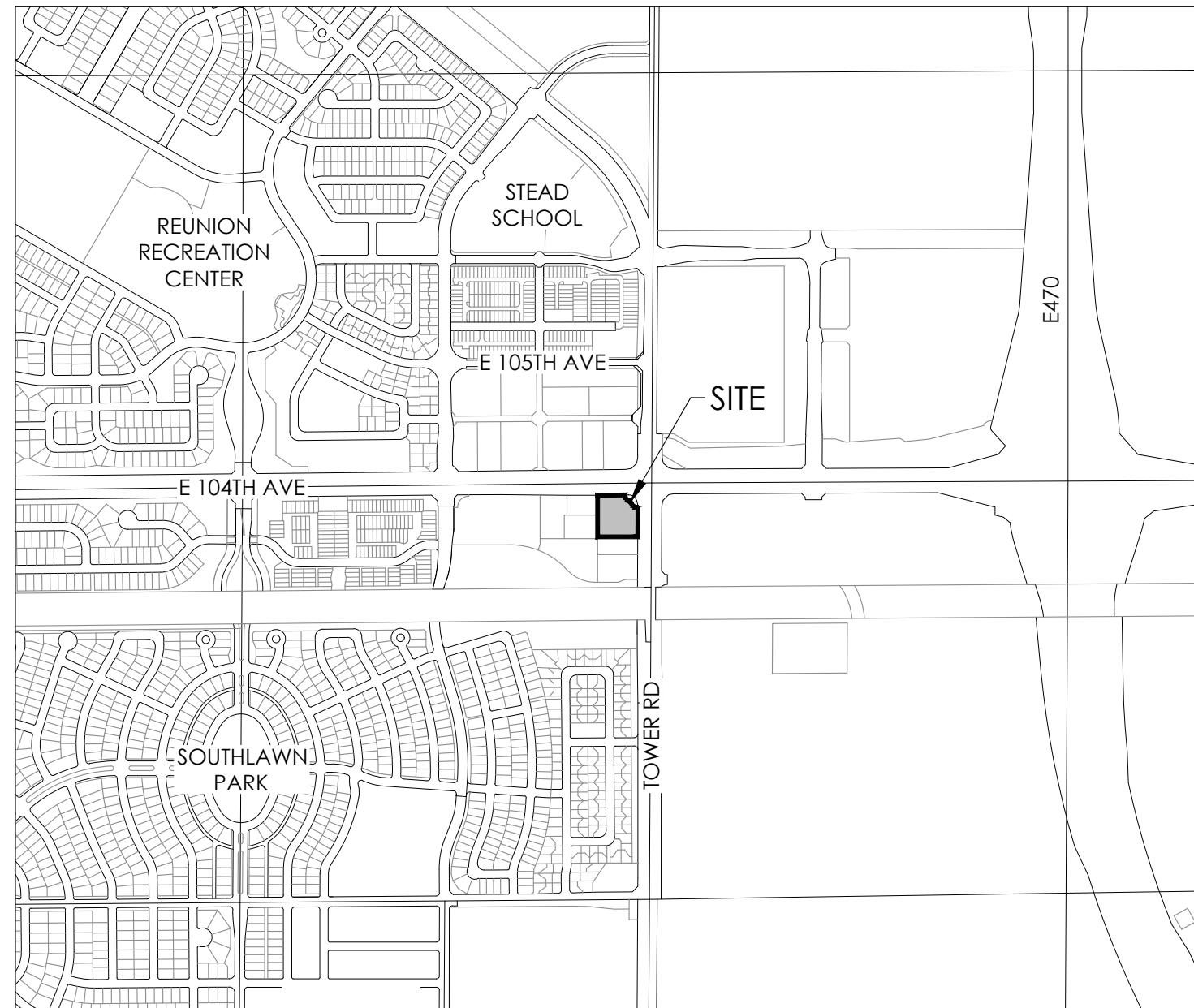
BY: _____

CITY CLERK

BY: _____

MAYOR

VICINITY MAP



PROJECT INTENT

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE USES AND REGULATIONS GOVERNING LOT 5A, REUNION FILING NO. 30, 3RD AMENDMENT WITHIN THE 4-F PLANNING AREA OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT. AMENDMENT #6 REVISIONS INCLUDE (BUT ARE NOT LIMITED TO):

- ADDING MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE AND RETAIL MARIJUANA STORE AS ALLOWED USES
- REMOVING ALL RESIDENTIAL USES FROM THE PARCEL
- REMOVING A LARGE AMOUNT OF COMMERCIAL USES IN ORDER TO LIMIT COMMERCIAL DEVELOPMENT TO HIGHLY-DESIRABLE USES
- IMPROVE SITE AND BUILDING SUSTAINABILITY BY ADOPTING PRACTICES AND STRATEGIES THAT MINIMIZE ENVIRONMENTAL IMPACT, ENHANCE RESOURCE EFFICIENCY, AND CONTRIBUTE TO AN OVERALL HEALTHIER AND MORE RESILIENT BUILT ENVIRONMENT
- ADDITIONAL SITE, BUILDING, AND SUSTAINABILITY REQUIREMENTS HAVE BEEN ADDED TO THIS DOCUMENT THAT ARE ABOVE AND BEYOND THE COMMERCE CITY LAND DEVELOPMENT CODE

EXISTING LAND USE & ZONING

THE SITE IS CURRENTLY VACANT WITH A MIXED USE ZONING DESIGNATION PER THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT.

PROJECT PHASING

ANY CONSTRUCTION ON SITE WILL OCCUR IN ONE (1) PHASE.

APPLICANT/OWNER

18494 104TH LLC
 2946 E 51ST DR
 DENVER, CO 80238
 (720) 989-4745
 CONTACT: VISHAN PATIDAR
 vishrelc@gmail.com

ENGINEER

TERRACINA DESIGN
 10200 E. GIRARD AVE #A-314
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 CONTACT: DAVID BACCI
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PLANNER

TERRACINA DESIGN
 10200 E. GIRARD AVE #A-314
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ARCHITECT

FRONTLINE DESIGN + DEVELOPMENT
 2431 FEDERAL BLVD
 DENVER, CO 80211
 (303) 817-3336
 CONTACT: BRIAN UNGER
 brian.unger@fdglobal.com

SHEET INDEX

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	LAND USE SCHEMATIC
3	LAND USE DESIGNATION MATRIX
4	LAND USE STANDARDS

REUNION PUD ZONE DOCUMENT
 AMENDMENT #6
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH,
 RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS,
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ISSUE DATE

08/21/2023

REVISION DATES

11/07/2023

12/12/2023

01/11/2024

02/13/2024

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

SHEET 1 OF 4



ASSESSOR'S
 PARCEL
 IDENTIFICATION
 NUMBER:
 0172316121014

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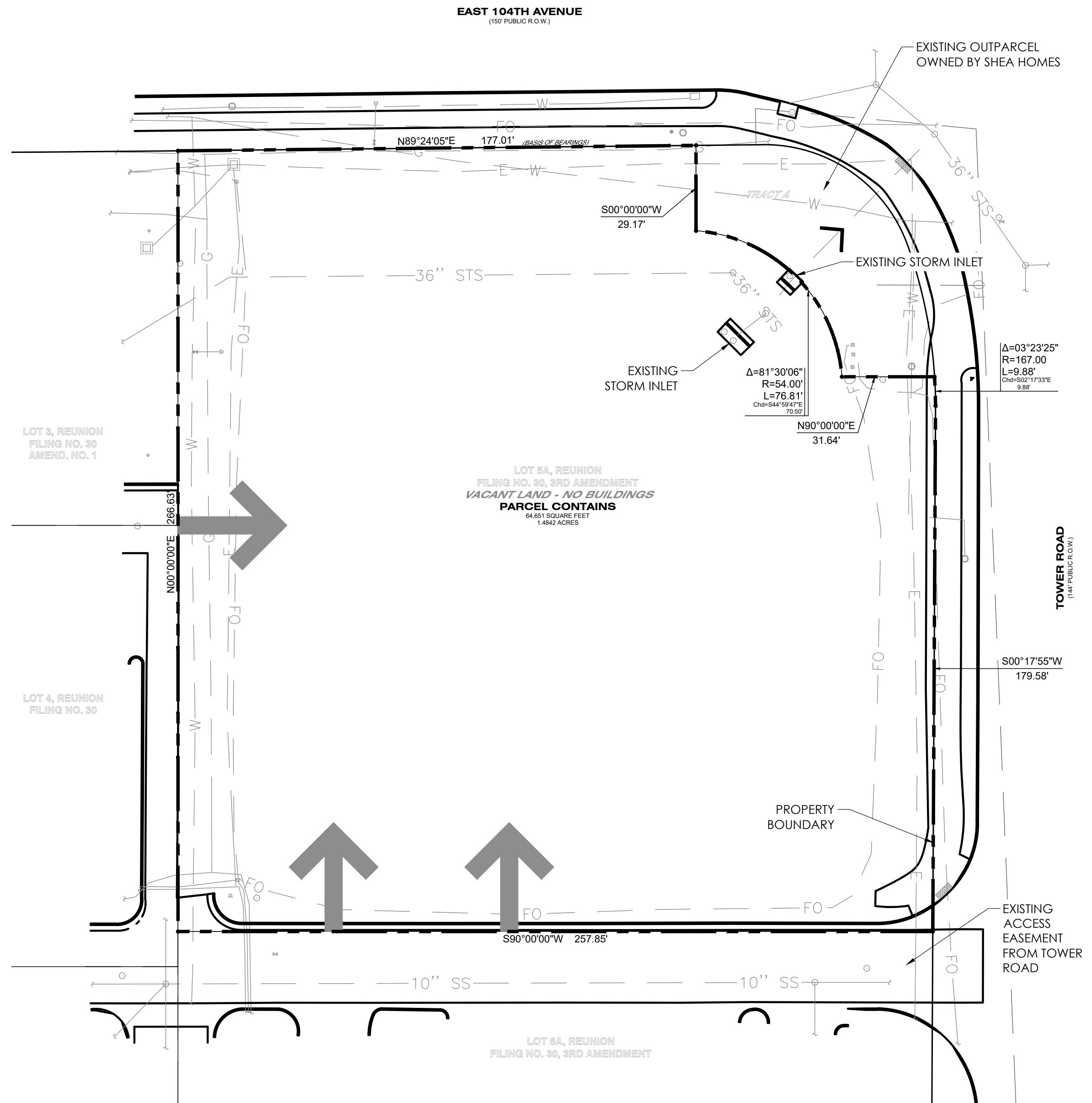
GENERAL NOTES

1. ANY STANDARD NOT ADDRESSED IN THIS PUD AMENDMENT SHALL DEFAULT TO THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE.
2. ACCESS IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY COMMERCE CITY PUBLIC WORKS.
3. DRAINAGE IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY COMMERCE CITY PUBLIC WORKS.
4. ALL STREETS SHALL CONFORM TO COMMERCE CITY'S STANDARD STREET CROSS-SECTIONS.
5. IN THE EVENT LOT 5A, REUNION FILING NO. 30, 3RD AMENDMENT IS RE-PLATTED, THE STANDARDS HEREIN SHALL APPLY TO THE RE-PLATTED LOT(S).

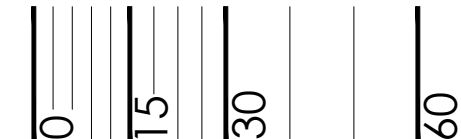
LAND USE DEVELOPMENT STANDARDS MATRIX

	COMMERCIAL
PRINCIPAL BUILDING	
MIN. LOT SIZE (1)	25,000
LOT WIDTH (1)	100'
MIN. FLOOR AREA (F.A.R.) (1)	0.15
MIN. BUILDING HEIGHT (1)	10'
MAX. BUILDING HEIGHT (1)	50'
SETBACKS:	
FRONT	10'
SIDE/SIDE CORNER	5' / 10'
REAR	10'
LANDSCAPE REQUIREMENTS	CODE
PARKING	CODE
CORNER LOT:	
MIN. LOT SIZE	8,000
SETBACKS:	
FROM ARTERIAL	30'
FROM ADJOINING STREET	30'

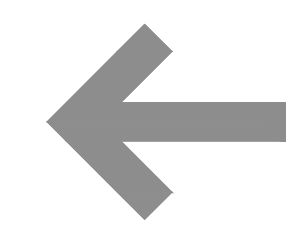
NOTE(S):
 (1) SETBACKS FOR SHARED WALLS SHALL BE ZERO FEET.



Scale: 1" = 30'-0"



LEGEND



POTENTIAL ACCESS POINT



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SHEET TITLE

LAND USE
 SCHEMATIC

SHEET NUMBER

2

SHEET 2 OF 4

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USE CLASSIFICATION	SPECIFIC USE TYPE
COMMERCIAL USES	
Animal Services	Veterinary offices or clinics
Eating and Drinking Establishments	Bar or tavern
	Brewpub
	Catering services
	Restaurant with drive-thru/up
	Restaurant without drive-thru/up
Financial Institutions	Tasting room
	Bank or financial institution
Food and Beverage Sales	Liquor Store (See Note #3)
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)
Office	Business or professional (including medical/dental office/clinics)
	Courier services
	Massage therapy office/clinics
Personal Services	Hair and nail salon
	Instructional services, studios
Recreation or Amusement Facilities, Private	Health clubs
Retail Establishments	Retail store
	Thrift/consignment store
MARIJUANA USES	
Marijuana Uses	Medical marijuana center / Medical marijuana store
	Retail marijuana store
INDUSTRIAL USES	
Manufacturing, Food	Microbrewery
	Micro-winery
Printing and Publishing	Printing and related support activities

NOTE(S):

- USES NOT LISTED IN THE ABOVE TABLE ARE PROHIBITED.
- THE ABOVE LAND USE DESIGNATION MATRIX ONLY APPLIES TO THE AREA AFFECTED BY THIS PUD AMENDMENT.
- A LIQUOR STORE IS ONLY PERMITTED AS A USE IF NO MARIJUANA USES EXIST ON THE SITE.
- THIS DEVELOPMENT SHALL HAVE AT LEAST 2,000 SQ. FT. ALLOCATED TO A RESTAURANT USE.
- ONLY ONE (1) MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE OR RETAIL MARIJUANA STORE SHALL BE ALLOWED IN THE AREA AFFECTED BY THIS PUD AMENDMENT.
- MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE AND RETAIL MARIJUANA STORE USES SHALL BE LIMITED TO 2,500 SQ. FT.



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LAND USE
 DESIGNATION
 MATRIX

SHEET NUMBER

3

SHEET 3 OF 4

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MARIJUANA USE STANDARDS

THE FOLLOWING STANDARDS SHALL GOVERN MARIJUANA USES ON THIS PROPERTY.

A. DEFINITIONS

1. RETAIL MARIJUANA STORE IS DEFINED AS A LOCATION AT WHICH CANNABIS AND CANNABIS-RELATED PRODUCTS ARE SOLD FOR RECREATIONAL USE TO PERSONS 21 YEARS OF AGE OR OLDER.
2. MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE IS DEFINED AS A LOCATION AT WHICH CANNABIS AND CANNABIS-RELATED PRODUCTS ARE SOLD FOR MEDICAL USE TO PERSONS 21 YEARS OF AGE OR OLDER THAT ALSO POSSESS A VALID COLORADO MEDICAL MARIJUANA CARD.
3. A RETAIL MARIJUANA STORE AND MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE MAY EXIST AS PART OF THE SAME BUSINESS.

B. LOCATION RESTRICTIONS

1. GENERAL RESTRICTIONS. RETAIL MARIJUANA STORES AND MEDICAL MARIJUANA CENTERS/MEDICAL MARIJUANA STORES SHALL NOT BE LOCATED WITHIN:
 - a. 1,000 FEET OF ANY EDUCATIONAL INSTITUTION OR SCHOOL, EITHER PUBLIC OR PRIVATE; EXCLUDING INSTITUTIONS OF POST-SECONDARY EDUCATION;
 - b. 1,000 FEET OF ANY STATE LICENSED CHILD CARE FACILITY;
 - c. 1,000 FEET OF ANY ALCOHOL OR DRUG REHABILITATION FACILITY;
 - d. 1,000 FEET OF ANY GROUP HOME;
 - e. 1,000 FEET OF ANY HALFWAY HOUSE OR CORRECTIONAL FACILITY
 - f. 1,000 FEET OF ANY CITY-OWNED PUBLIC PARK OR CITY-OWNED RECREATION CENTER PROVIDED, HOWEVER, THAT FOR PURPOSES OF THIS SECTION, THE TERM PARK SHALL EXCLUDE ANY TRAIL;
 - g. 1,000 FEET OF ANY OTHER MARIJUANA BUSINESS OF ANY TYPE; OR 500 FEET OF ANY EXISTING RESIDENTIAL USE.
 - h. THERE SHALL BE NO LOCATION REQUIREMENTS OR RESTRICTIONS IN RELATION TO DISTANCING FROM AGRICULTURAL, RESIDENTIAL, OR MIXED-USE ZONING. THERE SHALL ALSO BE NO LOCATIONAL REQUIREMENTS OR RESTRICTIONS FROM AGRICULTURAL OR MIXED-USE USES.

2. RESTRICTIONS RELATED TO RESIDENTIAL USES

- a. RETAIL MARIJUANA STORES AND MEDICAL MARIJUANA CENTERS/MEDICAL MARIJUANA STORES SHALL BE PERMITTED ON LOT 5A, REUNION FILING NO. 30, 3RD AMENDMENT.
- b. ALL OTHER MARIJUANA BUSINESSES AND PRIMARY CAREGIVERS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF ANY PROPERTY IN THE CITY THAT IS ZONED: MIXED USE AND HAS A RESIDENTIAL ENTITLEMENT; RESIDENTIAL; OR AGRICULTURAL.
- c. PERMITTED MARIJUANA USES ON LOT 5A, REUNION FILING NO. 30, 3RD AMENDMENT SHALL NOT CREATE ANY REVERSE SETBACKS THAT IMPACT ALLOWED LAND USES ON PROPERTIES OUTSIDE OF LOT 5A.
3. NO RETAIL MARIJUANA STORE OR MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE SHALL BE LOCATED WITHIN 2,000 FEET OF ANY OTHER RETAIL MARIJUANA STORE OR MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE.
4. APPLICABILITY. THE LOCATION RESTRICTIONS CONTAINED IN THIS SECTION SHALL BE APPLICABLE AT THE TIME OF INITIAL LICENSING.

C. ADVERTISING, SIGNAGE, AND DESIGN

1. ADVERTISING GENERALLY. IN ADDITION TO THIS CODE, PRIMARY CAREGIVERS AND ALL MARIJUANA BUSINESSES, REGARDLESS OF WHETHER THEY ARE MEDICAL OR RETAIL IN NATURE, SHALL COMPLY WITH THE PROVISIONS CONTAINED IN SERIES 1100 OF THE RETAIL MARIJUANA CODE (SEE COLORADO DEPT. OF REVENUE CODE OF REGULATIONS).
2. SIGN APPROVAL REQUIRED. NO PERMANENT OR TEMPORARY SIGN ASSOCIATED WITH A MARIJUANA-RELATED BUSINESS LICENSED WITH THE CITY MAY BE INSTALLED OR LOCATED UNTIL REVIEWED AND APPROVED BY THE CITY VIA A TEMPORARY OR PERMANENT SIGN PERMIT.
3. COLOR RESTRICTIONS. COLORS FOR BOTH SIGNAGE AND THE OVERALL BUILDING THAT OFFER LOW REFLECTANCE IN SUBTLE, NEUTRAL, OR NATURAL TONES ARE REQUIRED OVER THE USE OF HIGH-INTENSITY OR REFLECTIVE COLORS THAT DRAW ATTENTION TO THE BUSINESS.
4. SYMBOLS. MARIJUANA-SUGGESTIVE IMAGES ON SIGNAGE SHALL BE PROHIBITED.
5. ONLY ONE (1) MONUMENT SIGN SHALL BE ALLOWED ON SITE.

D. PROHIBITIONS. THE FOLLOWING ACTIVITIES ARE PROHIBITED:

1. STORAGE OF MARIJUANA OR MARIJUANA-RELATED PRODUCTS OFF THE SITE OF THE LICENSED PREMISES WITHOUT A VALID OFF-SITE STORAGE PERMIT;
2. MARIJUANA HOSPITALITY AND RETAIL HOSPITALITY;
3. MARIJUANA MEMBERSHIP CLUBS;
4. MARIJUANA BUSINESSES AS HOME OCCUPATIONS;
5. MARIJUANA BUSINESSES WITHIN A MIXED-USE DEVELOPMENT THAT INCLUDES A RESIDENCE; AND
6. MARIJUANA VAPOR LOUNGES.

ADDITIONAL STANDARDS

ADDITIONAL SUSTAINABILITY, SITE, AND ARCHITECTURAL REQUIREMENTS HAVE BEEN ADDED TO THIS DOCUMENT THAT ARE ABOVE AND BEYOND THE COMMERCE CITY LAND DEVELOPMENT CODE (LDC). THE GOAL IS TO ADOPT PRACTICES AND STRATEGIES THAT MINIMIZE ENVIRONMENTAL IMPACT, ENHANCE RESOURCE EFFICIENCY, AND CONTRIBUTE TO AN OVERALL HEALTHIER, MORE RESILIENT, AND MORE ATTRACTIVE BUILT ENVIRONMENT.

THE STANDARDS HERE WITHIN WILL REPLACE COMMERCE CITY LDC STANDARDS. ALL OTHER STANDARDS NOT IDENTIFIED IN THIS DOCUMENT WILL REVERT TO THE LDC.

A. SUSTAINABILITY

1. BUILDING REQUIREMENTS: THE FOLLOWING IS A LIST OF SUSTAINABLE BUILDING ELEMENTS. THE DEVELOPER MUST SELECT AT LEAST FIVE (5) ELEMENTS FROM THE LIST TO INCORPORATE INTO THE BUILDING DESIGN:
 - a. ENSURE THAT ANY NEW EQUIPMENT PURCHASES ARE ENERGY STAR-RATED WHEN AVAILABLE
 - b. INSTALL WATER-EFFICIENT TOILETS
 - c. PROVIDE RECYCLING RECEPTACLES FOR EMPLOYEE AND CUSTOMER USE
 - d. PARTICIPATE IN XCEL ENERGY'S STRATEGIC ENERGY MANAGEMENT (SEM) PROGRAM
 - e. INSTALL LED LIGHTING
 - f. USE RESOURCE-EFFICIENT BUILDING MATERIALS
 - g. INCORPORATE SOLAR PANELS INTO THE BUILDING DESIGN
 - h. USE ENERGY-EFFICIENT WINDOWS ON BUILDING FACADES
 - i. INSTALL LOW-FLOW RESTRICTORS IN RESTROOMS AND EMPLOYEE AREA FAUCETS
2. SITE REQUIREMENTS: THE FOLLOWING IS A LIST OF SUSTAINABLE SITE ELEMENTS. THE DEVELOPER MUST SELECT AT LEAST FIVE (5) ELEMENTS FROM THE LIST TO INCORPORATE INTO THE SITE DESIGN:
 - a. INSTALL AN ELECTRIC VEHICLE CHARGING STATION IN THE PARKING LOT
 - b. PROVIDE BIKE RACKS FOR EMPLOYEES AND CUSTOMERS
 - c. USE XERIC, WATERWISE, AND/OR NATIVE PLANT SPECIES IN PLANTING AREAS
 - d. SELECT PLANT SPECIES THAT PROMOTE POLLINATION AND BIODIVERSITY
 - e. INCORPORATE PERVIOUS PAVEMENT FOR AT LEAST 25% OF THE SITE'S HARDSCAPE AREA
 - f. PROMOTE WALKABILITY & MULTI-MODAL TRANSIT NETWORKS BY PROVIDING AT LEAST TWO (2) CONNECTIONS TO CITY SIDEWALKS

- g. PROVIDE WATER QUALITY TREATMENT ON SITE
- h. PROMOTE SITE DESIGN THAT IS ORIENTED TO PROVIDE THE MAXIMUM ADVANTAGE OF SUNLIGHT
- i. INCREASE TREES IN PARKING LOT TO REDUCE HEAT ISLAND EFFECT
- j. REDUCE WATER USE FOR LANDSCAPE IRRIGATION
- k. USE RENEWABLE SOURCES FOR LANDSCAPE ELECTRICITY NEEDS

B. SITE DESIGN

1. THE DEVELOPER SHALL PROVIDE AT LEAST 1,000 SQ. FT. OF COMMON GATHERING SPACE ON THE SITE.
2. SYNTHETIC AND/OR ARTIFICIAL TURF IS ALLOWED IN THE COMMON GATHERING SPACE PER THIS PUD AMENDMENT.
3. THE COMMON GATHERING SPACE SHALL INCLUDE AT LEAST FIVE (5) OF THE FOLLOWING ELEMENTS:
 - a. SEASONAL PLANTING AREAS
 - b. PEDESTRIAN-SCALE LIGHTING
 - c. PUBLIC ART
 - d. BENCHES AND/OR OTHER SEATING
 - e. SYNTHETIC TURF
 - f. ENHANCED PAVING
 - g. FIRE PIT
 - h. OUTDOOR DINING
 - i. PLAZA
 - j. WATER FEATURE
 - k. WAYFINDING SIGNAGE

C. ARCHITECTURE

1. EACH BUILDING OF ANY SIZE, WHETHER FREE-STANDING OR PART OF A SHOPPING CENTER, SHALL HAVE A HIGHLY VISIBLE CUSTOMER ENTRANCE FEATURING A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING ELEMENTS:
 - a. ROOF OVERHANGS, RAISED CORNICE PARAPETS OR PEAKED ROOF FORMS
 - b. RECESSED OR PROJECTING WALL SECTIONS
 - c. ARCADES OR ARCHES
 - d. OUTDOOR PATIOS

- e. WATER FEATURES
- f. DISPLAY WINDOWS
- g. ARCHITECTURAL DETAILS SUCH AS TILE WORK AND MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE
- h. INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR SEATING AREAS
2. PRIMARY STRUCTURES HAVING SINGLE WALLS OR PORTIONS OF WALLS EXCEEDING 65 FEET IN LENGTH SHALL HAVE ARCHITECTURAL TREATMENT WHEREVER THEY FACE ADJACENT STREETS. AT LEAST FIVE (5) OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THESE WALLS. FOR WALLS NOT FRONTING ADJACENT STREETS, A MINIMUM OF FOUR (4) OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED.
 - a. CONCRETE OR MASONRY PLINTH AT THE BASE OF THE WALL
 - b. RECESSES AND REVEALS AT LEAST 12 INCHES IN DEPTH
 - c. WINDOWS AND FENESTRATION
 - d. ARCADES AND PERGOLAS
 - e. TOWERS
 - f. GABLE PROJECTIONS
 - g. HORIZONTAL/VERTICAL BREAKS
 - h. BELT COURSES OF A DIFFERENT TEXTURE AND COLOR
 - i. PROJECTING CORNICE
 - j. PROJECTING METAL CANOPY
 - k. DECORATIVE TILE WORK
 - l. TRELLIS CONTAINING PLANTING
 - m. ARTWORK
 - n. OTHER SIMILAR TECHNIQUES APPROVED BY THE CITY

3. AT LEAST 45% OF THE WALL AREA OF THE BUILDING FACADE(S) SHALL BE FENESTRATION (I.E. WINDOWS, DOORS, OR FAUX WINDOWS). WALL AREA OF THE BUILDING FACADE(S) IS MEASURED FROM EXTERIOR GRADE TO THE INTERIOR CEILING HEIGHT. FENESTRATION IS NOT REQUIRED TO BE OPERABLE OR TRANSPARENT.
4. IF THERE ARE MULTIPLE BUILDINGS LOCATED ON SITE, ALL BUILDINGS SHALL UTILIZE SIMILAR ARCHITECTURAL FEATURES, MATERIALS, COLORS, ETC.
5. ALL OTHER ARCHITECTURAL STANDARDS NOT SPECIFICALLY MENTIONED HEREIN WILL FOLLOW THE REQUIREMENTS OF THE COMMERCE CITY LAND DEVELOPMENT CODE.



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SHEET 4 OF 4