

ORDINANCE NO. Z-774-04-21

INTRODUCED BY: ALLEN-THOMAS, FRANK, GRIMES, GUARDIOLA, HURST, HUSEMAN, MADERA, NOBLE, SMITH

AN ORDINANCE APPROVING THE SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT, AND AMENDING ORDINANCE Z-774-04 TO MODIFY THE RESIDENTIAL UNIT CAP, MODIFYING THE LIMITS ON SINGLE FAMILY AND MULTIFAMILY DEVELOPMENT, MODIFYING THE PLANNING AREA BOUNDARIES, SIZES, LOCATIONS, AND LAND USES, AND MODIFYING THE LAND USES, BULK STANDARDS, AND OIL AND GAS STANDARDS, AND OTHER MATTERS, FOR THE PROPERTY BOUNDED GENERALLY BY E 96TH AVENUE TO THE NORTH, TOWER ROAD TO THE EAST, THE SECOND CREEK FLOODPLAIN TO THE SOUTH, AND TELLURIDE STREET TO THE WEST, ZONED PUD (PLANNED UNIT DEVELOPMENT DISTRICT), IN COMMERCE CITY, COLORADO.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado, finds that notices of the public hearing concerning ordinance Z-774-04-21, as detailed in the proposed Second Creek Farm PUD Zone Document, 1st Amendment attached as Exhibit B (“PUD Zone Document, First Amendment”) and the rezoning of property bounded approximately by East 96th Avenue to the North, Tower Road to the East, East 88th Avenue to the South, and the Telluride Street alignment to the West more specifically defined in Exhibit A (“Property”), and as further detailed in the proposed PUD Zone Document, First Amendment before the Planning Commission of the City of Commerce City on February 2, 2021, and the City Council to be held on this March 1, 2021, respectively, were properly given as required by the Land Development Code, including by: publication on January 26, 2021, and February 16, 2021 in the Sentinel-Express, a legal newspaper of general circulation in the City of Commerce City; mailing on January 23, 2021, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on January 22, 2021 and February 19, 2021, in the manner and for the duration required by the Land Development Code.

SECTION 2. The City Council further finds that the public hearings concerning this ordinance, the proposed PUD Zone Document, First Amendment, and the rezoning of Property before the Planning Commission of the City of Commerce City and the City Council were conducted in compliance with law.

SECTION 3. The City Council finds, consistent with the Commerce City Land Development Code, Section 21-3251(3), as follows with regard to the proposed rezoning detailed in the proposed PUD Zone Document, First Amendment:

- a. The PUD Zone Document, First Amendment is consistent with the policies and goals of the comprehensive plan and all applicable City adopted plans;
- b. The PUD Zone Document, First Amendment is consistent with any previously reviewed PUD concept schematic, if any;
- c. The PUD Zone Document, First Amendment addresses a unique situation, confers a substantial benefit and also incorporates creative site design such that it achieves the

purposes of section 21-4370 of the LDC and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards;

- d. The PUD Zone Document, First Amendment will continue to comply with all applicable city standards not otherwise modified or waived by the city;
- e. The Property has been integrated and connected with adjacent development;
- f. To the maximum extent feasible, the PUD Zone Document, First Amendment mitigates any potential significant adverse impacts on adjacent properties and on the general community;
- g. Sufficient public safety, transportation, and utility facilities and services are available to serve the Property, while maintaining sufficient levels of service to existing development; and
- h. The proposed changes to the PUD Zone Document could not be achieved through other techniques.

SECTION 4. The PUD Zone Document, First Amendment modifying the residential unit cap, the limits on single family and multifamily development, the planning area boundaries, sizes, locations, and land uses, and modifying the land uses, bulk standards and oil and gas standards, and other matters, as set forth in Exhibit B, is hereby approved and Ordinance Z-774-04 is hereby amended as set forth in the that First Amendment. The zoning map of the City of Commerce City Colorado, is hereby amended to reflect the rezoning approved by this ordinance.

SECTION 5. This ordinance shall be effective as set forth in Section 5.3 of the City Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 1ST DAY OF MARCH, 2021.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 5TH DAY OF APRIL, 2021.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

Exhibit "A"
(Legal Description)
Case #Z-774-04-21

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°22'09" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 189.50 FEET;
THENCE NORTH 00°20'45" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE AND THE POINT OF BEGINNING;
THENCE SOUTH 89°22'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG A LINE 30 FEET NORTHERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2463.24 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 21;
THENCE NORTH 00°03'52" WEST ALONG SAID WEST LINE A DISTANCE OF 5273.18 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21;
THENCE SOUTH 89°59'51" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2596.81 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°20'49" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2637.89 FEET;
2. THENCE SOUTH 00°20'45" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2406.36 FEET;

THENCE SOUTH 89°22'09" WEST A DISTANCE OF 159.50 FEET;
THENCE SOUTH 00°20'45" EAST A DISTANCE OF 200.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 1 CONTAINS AN AREA OF 314.33 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28;
THENCE SOUTH 89°22'09" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 80.08 FEET;
THENCE SOUTH 00°37'51" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3764 AT PAGE 288 AND THE POINT OF BEGINNING;
THENCE SOUTH 45°34'40" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 3764 AT PAGE 288 A DISTANCE OF 70.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING TWO (2) COURSES:

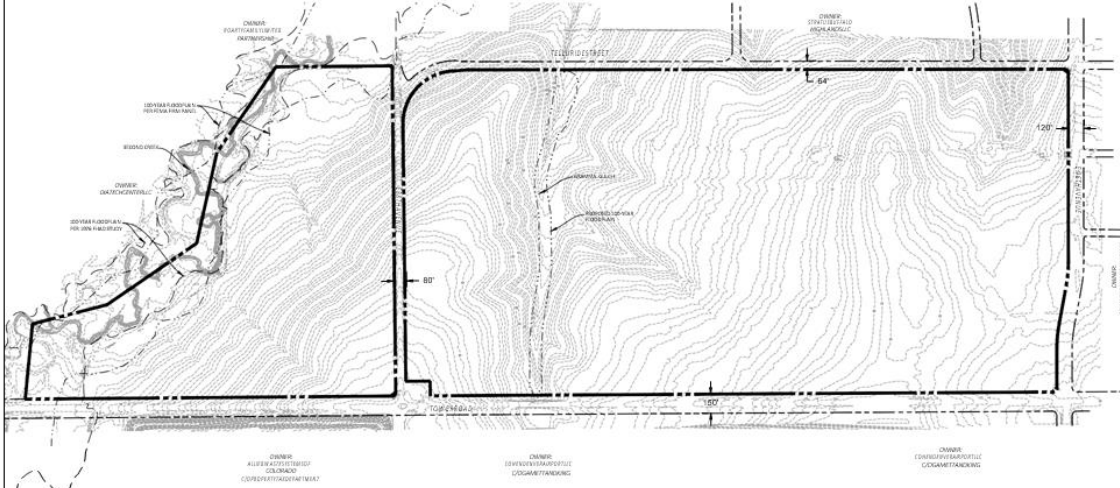
1. THENCE SOUTH 00°29'02" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 2586.76 FEET;
2. THENCE SOUTH 00°28'01" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 273.58 FEET;

THENCE NORTH 84°25'18" WEST A DISTANCE OF 635.20 FEET;
THENCE NORTH 14°25'18" WEST A DISTANCE OF 800.00 FEET;
THENCE NORTH 34°25'18" WEST A DISTANCE OF 850.00 FEET;
THENCE NORTH 77°25'18" WEST A DISTANCE OF 725.00 FEET;
THENCE NORTH 55°25'18" WEST A DISTANCE OF 813.02 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28;
THENCE NORTH 00°30'22" WEST ALONG SAID WEST LINE A DISTANCE OF 918.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE;
THENCE NORTH 89°22'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG A LINE 30 FEET SOUTHERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 2572.88 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 2 CONTAINS AN AREA OF 112.34 ACRES, MORE OR LESS;

PARCELS 1 AND 2 CONTAIN A TOTAL AREA OF 426.67 ACRES, MORE OR LESS.

SECOND CREEK FARM
PUD ZONE DOCUMENT, 1ST AMENDMENT
 A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
 STATE OF COLORADO
SHEET 2 OF 10
 EXISTING CONDITIONS



ENGINEER & SURVEYOR:
Manhard CONSULTING LTD

DEVELOPER:
 SECOND CREEK HOLDINGS, LLC,
 8532 E. EASTER PLACE, SUITE 112
 CENTENNIAL, COLORADO 80112

PLANNER:
PLANWEST

DATE: 01-29-2021
 01-07-2021
 12-16-2020
 11-25-2020
 09-23-2020
 10-24-2019
 02-21-2019

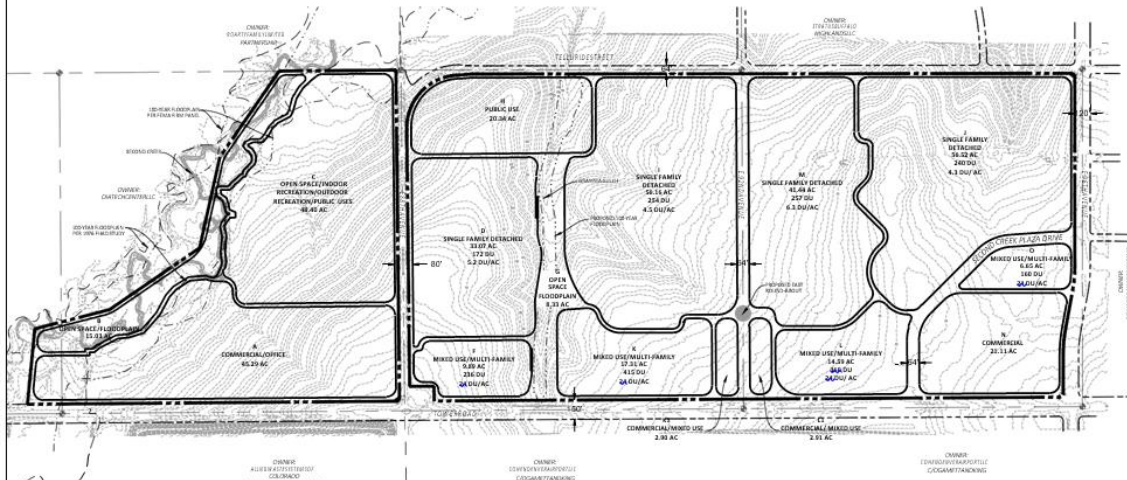
SECOND CREEK FARM

PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28,
TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 10

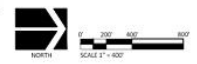
SITE PLAN



LAND USE CHART BY PLANNING AREA		ACRES	% ACRES
PLANNING AREA	LAND USE		
A	COMMERCIAL / OFFICE	46.29	10.6%
B	OPEN SPACE	15.03	3.5%
C	OPEN SPACE / RECREATION / PUBLIC SPACE	48.40	11.3%
D	SINGLE FAMILY DETACHED	33.07	7.8%
E	MIXED USE / MULTI-FAMILY	9.89	2.3%
F	OPEN SPACE	8.33	2.0%
G	PUBLIC USE	20.34	4.8%
H	SINGLE FAMILY DETACHED	56.14	13.2%
I	SINGLE FAMILY DETACHED	56.52	13.2%
J	MIXED USE / MULTI-FAMILY	17.33	4.1%
K	COMMERCIAL / MIXED USE	2.90	0.7%
L	MIXED USE / MULTI-FAMILY	24.58	5.8%
M	SINGLE FAMILY DETACHED	41.44	9.7%
N	RETAIL / COMMERCIAL	21.12	4.9%
O	MIXED USE / MULTI-FAMILY	6.65	1.6%
RIGHT OF WAY (UTILITY & COLLECTOR)		26.73	6.3%
TOTAL		436.67	100.0%

OVERALL LAND USE CHART		ACRES	% ACRES
LAND USE			
RETAIL / COMMERCIAL		72.21	16.5%
OPEN SPACE / RECREATION / PUBLIC USE		71.76	16.4%
SINGLE FAMILY DETACHED		337.59	77.0%
MIXED USE / MULTI-FAMILY		48.44	11.1%
PUBLIC USE		20.34	4.6%
RDWY		26.73	6.1%
TOTAL		436.67	100.0%

NOTE: MIXED USE/MULTI-FAMILY DENSITIES SHOWN ARE FOR REFERENCE ONLY. PROPOSED DENSITIES MAY VARY BASED UPON THE DENSITY RESTRICTIONS ON SHEET 1.



ENGINEER & SURVEYOR:
Manhard CONSULTING LTD

DEVELOPER:
SECOND CREEK HOLDINGS, LLC
9333 E. EASTER PLACE, SUITE 112
DENVER, COLORADO 80119

PLANNER:
PLANWEST

DATE: 01-25-2021
01-27-2021
12-10-2020
11-20-2020
08-23-2020
10-24-2019
03-21-2019

SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 5 OF 10
DEVELOPMENT STANDARDS

PLANNING AREA	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Allowable Land Uses	Res/Comm	Open Space	Open Space/Indoor Recreation/Public Uses	SFD	Open Space	MU Residential	MU Non-Residential	Open Space	Public Use	SFD	SFD	MU Residential	MU Non-Residential	MU Residential	MU Non-Residential	Open Space
Density	-	-	-	5.2 U/LAC	-	8.24 U/LAC	-	-	-	4.5 U/LAC & 1.0 U/LAC	8.24 U/LAC	-	-	-	6.9 U/LAC	8.24 U/LAC
Front Single Family Detached Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot Size (sq ft)	25,000 ^F	-	-	5,000 SF	1,800 SF	25,000 SF	-	-	-	5,000 SF	5,000 SF	1,800 SF	25,000 SF	1,800 SF	25,000 SF	25,000 SF
Lot Frontage (ft)	-	-	-	50' (B)	-	20'	-	-	-	50' (B)	50' (B)	20'	50' (B)	20'	50' (B)	50' (B)
Front Area Ratio (%)	0.35	-	-	-	-	0.35	-	-	-	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Front Area SFT (sq ft)	-	-	-	1,200	-	500 (B)	-	-	-	1,200	1,200	500 (B)	500 (B)	-	1,200	500 (B)
Off-Street Parking (spaces)	200 ^F	-	-	200 ^F	-	200 ^F	-	-	-	200 ^F	200 ^F	200 ^F	200 ^F	-	200 ^F	200 ^F
Landscaping (sq ft)	CODE	-	-	CODE	-	CODE	-	-	-	CODE	CODE	CODE	CODE	-	CODE	CODE
PRIMARY USE																
Height (ft)	30'	-	-	30'	-	30'	40'	-	-	30'	30'	30'	30'	30'	30'	30'
Front Setback (ft)	20'(10')	-	-	20'(10')	-	20'(10')	20'(10')	-	-	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')
Side Setback (ft)	10'	-	-	5'	-	5' (2')	10'	-	-	5'	5' (2')	10'	10'	10'	5' (2')	10'
Rear Setback (ft)	10'	-	-	10'	-	10'	10'	-	-	10'	10'	10'	10'	10'	10'	10'
Side-on Street Setback (ft)	20'(10')	-	-	20'(10')	-	20'	20'	-	-	20'	20'	20'	20'	20'	20'	20'
EXCEPTION (from standard)																
FOR PRIMARY USE																
Front Setback (ft)	20'(10')	-	-	20'(10')	-	20'(10')	20'(10')	-	-	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')
Side Setback (ft)	20'	-	-	20'	-	20'	20'	-	-	20'	20'	20'	20'	20'	20'	20'
Rear Setback (ft)	20'	-	-	20'	-	20'	20'	-	-	20'	20'	20'	20'	20'	20'	20'
Side-on Street Setback (ft)	25'(10')	-	-	25'(10')	-	25'(10')	25'(10')	-	-	25'(10')	25'(10')	25'(10')	25'(10')	25'(10')	25'(10')	25'(10')
ACCESSORY USE																
Height (ft)	20'	-	-	10'	-	10'	10'	-	-	10'	10'	10'	10'	10'	10'	10'
Front Setback (ft)	20'(10')	-	-	20'(10')	-	20'(10')	20'(10')	-	-	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')
Side Setback (ft)	10'	-	-	10'	-	10'	10'	-	-	10'	10'	10'	10'	10'	10'	10'
Rear Setback (ft)	10'	-	-	10'	-	10'	10'	-	-	10'	10'	10'	10'	10'	10'	10'
Side-on Street Setback (ft)	20'(10')	-	-	20'(10')	-	20'(10')	20'(10')	-	-	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')
EXCEPTION (from standard)																
FOR ACCESSORY USES																
Front Setback (ft)	20'(10')	-	-	20'(10')	-	20'(10')	20'(10')	-	-	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')
Side Setback (ft)	10'	-	-	10'	-	10'	10'	-	-	10'	10'	10'	10'	10'	10'	10'
Side-on Street Setback (ft)	20'(10')	-	-	20'(10')	-	20'(10')	20'(10')	-	-	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')	20'(10')

LEGEND:
(B) = minimum
(N) = maximum

DEVELOPMENT STANDARDS:
 (1) As measured from right-of-way.
 (2) As measured from right-of-way. See the setback (SF) from the right-of-way for the building footprint (minimum) shown in length of SF from the right-of-way. All storage buildings shall be located within the rear yard.
 (3) Minimum lot coverage for lots adjacent to a waterway shall be 30% as measured from the setback.
 (4) The maximum height for a structure is a maximum of 30' for the total number of multi-family units for each unit and each group. The floor area for the maximum 30% of the multi-family units will be approved by the Community Development Department at the PUD Permit stage.
 (5) All building setbacks are measured from the building footprint used for the property. Signs, walls, screen walls, and other structures are excluded from the setbacks mentioned above. Building overhangs, architectural projections, and canopies that do not touch grade may project SF into the setback setback. Gas grills and associated canopies shall be setback a minimum of 10' from any RSM line.
 (6) Covered patios may extend into the front setback within SF from the right-of-way.
 (7) Sidewalk, patios, and covered patios may extend within SF from the rear property line.
 (8) Roof overhangs, bay windows, porches, and other architectural features may be located within SF setbacks provided that encroachment does not exceed 24 inches.
 (9) Roof overhangs, bay windows, porches, and other architectural features may be located within SF setbacks provided that encroachment does not exceed 24 inches.
 (10) SF setbacks measured from the right-of-way.
 (11) SF setbacks measured from the right-of-way.
 (12) A single family attached or accessory structure.
 (13) Maximum area for detached garages on one lot is based on the number of units in the lot and the size of the lot. Maximum area for detached garages on one lot is based on the number of units in the lot and the size of the lot. Maximum area for detached garages on one lot is based on the number of units in the lot and the size of the lot.
 (14) Signs and lighting for development within PUD Zone Document shall also follow the applicable standards in the City of Commerce City Municipal Code on the development form, sign design standards, including the design, placement, location, and the height of these signs as provided in the City of Commerce City Municipal Code.
 (15) A garage front wall shall be a minimum of 10' high. This includes front wall, side wall, and rear wall. Open roof truss shall be located along the side wall, open space and roof, and will be no greater than 40' in height to the top rail. The house will be setback in accordance with the height throughout the development. The front wall shall be setback in the rear of the open space. The City of Commerce City Public Works Department at the PUD Permit stage will approve landscaping within the park and open space area. All fencing and landscape standards for the entire development shall meet the requirements of the City of Commerce City Ordinance as adopted or amended unless otherwise stated in this document.
 (16) The maximum number of units, lots, or properties shall be based on the lot area, lot area, lot area, and lot area. Detention area will be designed with non-vegetative surface. A commercial area requirement (100 sq ft per unit) shall be based on the PUD Permit stage. All units shall be based on the City of Commerce City Ordinance and shall be subject to review and approval by the Commerce City Public Works Department.
 (17) Any improvements or additions to the PUD Zone Document shall meet the requirements of the City of Commerce City Building Ordinance, as adopted or amended.
 (18) All public space projects shall be subject to review and approval by the City of Commerce City Public Works Department.
 (19) All of all gas projects conducted in the PUD and Gas Operations Area (DOOR) will be in compliance with applicable laws and regulations, including Colorado Oil and Gas Conservation Commission regulations, pertaining to fencing, posting of signs, and maintenance of surface area and equipment, as modified by any applicable surface area agreements.
 (20) The portion of each DOOR that is outside of the interior fenced portion of the DOOR will be maintained by the applicable homeowner's association.
 (21) The perimeter wall of the common wall.

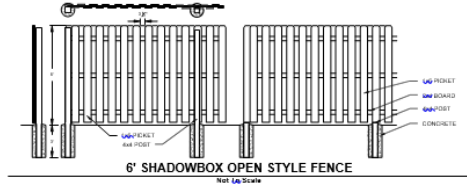
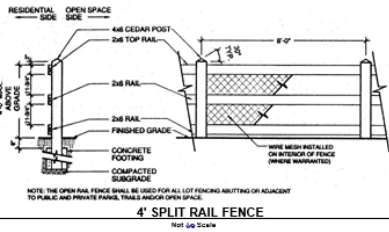
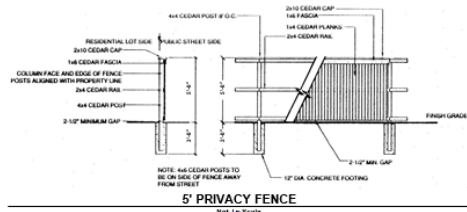
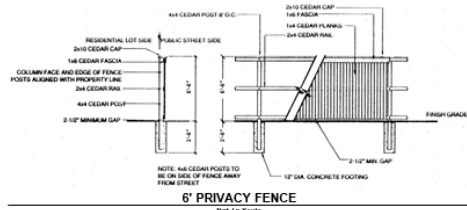
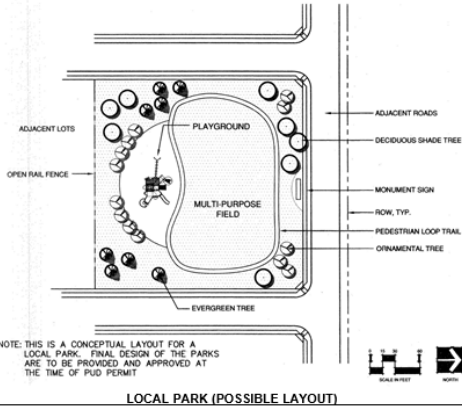
LOT SIZE AND LAND USE CRITERIA:
 Single family detached residential housing is prohibited within Planning Areas F, K, L, and O.
 100% of Planning Area F, K, L, and O may be developed as single family attached and/or duplex residential. Duplex buildings are exempt from this restriction. A duplex building is defined as containing retail, office or commercial on the first floor and retail, office, commercial and residential on the second floor and above.

ENGINEER & SURVEYOR:

DEVELOPER:
 SECOND CREEK HOLDINGS, LLC.
 3033 E. EASTER PLACE, SUITE 112
 CENTENNIAL, COLORADO 80112
PLANNER:


DATE: 01-29-2021
 01-07-2021
 12-10-2020
 11-30-2020
 08-25-2020
 05-24-2019
 02-27-2019

SECOND CREEK FARM
PUD ZONE DOCUMENT, 1ST AMENDMENT
 A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 6 OF 10
 PARK STANDARDS AND FENCE DETAILS



ENGINEER & SURVEYOR:
Manhard CONSULTING LTD

DEVELOPER:
 SECOND CREEK HOLDINGS, LLC
 8032 E. EASTERN PLAZA, SUITE 112
 CENTENNIAL, COLORADO 80112

PLANNER:
PLANWEST

DATE: 01-29-2021
 01-07-2021
 12-16-2020
 11-09-2020
 09-03-2020
 08-24-2019
 02-21-2019

SECOND CREEK FARM

PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO

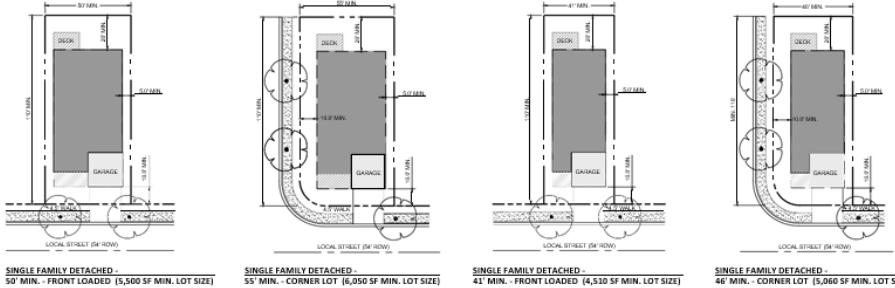
SHEET 9 OF 10

TYPICAL LOT EXHIBITS: SETBACKS & DEVELOPER CRITERIA

SUPPLEMENTAL DESIGN STANDARDS

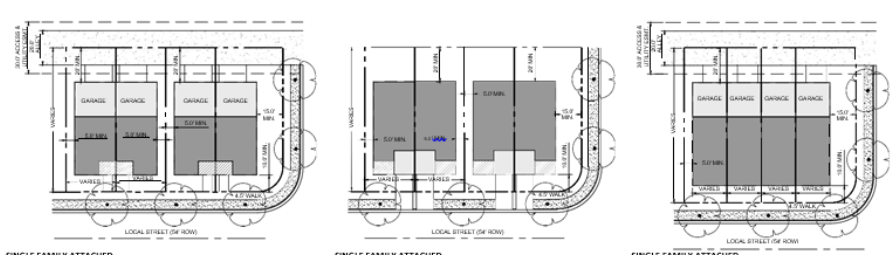
SCALE: 1" = 30'

LAND USE DEVELOPMENT STANDARDS MATRIX:



SINGLE FAMILY DETACHED:	
Minimum Lot Size	5,000 SF*
Parking Requirement	20/20
Maximum Height	35'
SETBACKS:	
Front (Building)	10'
Front (Porch)	10'
Side	5'
Building Separation	10'
Rear (Building)	20'
Rear (Porch/Deck/Patio)	10'
Side (Corner Lot)	10'
ACCESSORY USE:	
Maximum Height	15'
Front	20'
Side	10'
Rear	5'
Side (Corner Lot)	20'

* Minimum Lot Size in PA 14 www.be.udenod.com to 3,000 SF



SINGLE FAMILY ATTACHED (Duplex, Triplex, Townhome ≤ 4 Units):	
Minimum Lot Size	1,800 SF
Parking Requirement	20/20
Maximum Height	35'
SETBACKS:	
Front (Building)	10'
Front (Porch)	10'
Side	5'
Building Separation	10'
Rear	20'
Rear (Porch/Deck/Patio)	10'
Side (Corner Lot)	15'
ACCESSORY USE:	
Maximum Height	15'
Front	20'
Side	10'
Rear	5'
Side (Corner Lot)	20'

DESIGN STANDARD NOTES:

TYPICAL NOTES:

- Exhibits are for diagrammatic purposes only
- Building footprint may change from lot to lot
- Driveways for corner lots must be located toward the interior lot line
- Refer to Land Use Chart & Development Standard Notes for additional information

COMMUNITY CHARACTER & HOUSING DIVERSITY INTENT

It is the intent to create a community that will accommodate a variety of lot sizes and housing types. Housing types that include single-family detached homes, single-family attached residential such as patio homes and townhomes in conjunction with multi-family apartments www.be.udenod.com with this PUD. This assortment of residential units will result in a variety of housing sizes and types providing purchasing opportunities for families that www.be.udenod.com to different income levels. A variety of lot sizes are proposed for the mixed-use areas to encourage a live, work and play lifestyle that does not have a strong dependency on the automobile.

DESIGN STANDARD NOTES:

A street network www.be.udenod.com to reinforce vehicular and pedestrian connectivity. Streets have been planned to provide convenient access to www.be.udenod.com, residential, school and open space parcels. All public streets www.be.udenod.com in compliance with the City of Commerce City standards.

LEGEND:



ENGINEER & SURVEYOR:
Manhard CONSULTING LTD

DEVELOPER:
SECOND CREEK HOLDINGS, LLC
3033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:
PLANWEST

DATE: 01-29-2021
01-27-2021
12-10-2020
11-20-2020
08-20-2020
10-24-2019
02-21-2019

SECOND CREEK FARM
PUD ZONE DOCUMENT, 1ST AMENDMENT
 A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
 STATE OF COLORADO
SHEET 10 OF 10
 SUPPLEMENTAL DESIGN STANDARDS

COMMERCIAL AND MIXED-USE DESIGN GUIDELINES

BUILDING FORM GUIDELINES

- A. Commercial and mixed-use buildings shall have windows, facades, main entries, and accessory features oriented towards a public street or open space to emphasize the building use or activity.
- B. Variations in material and color ~~(§§§§§§§§§§)~~ to enhance the overall architectural aesthetic.
- C. Awnings and canopies shall be added to ~~(§§§§§§§§§§)~~ architecture to enhance the pedestrian-scale character.

COMMERCIAL AND MIXED-USE ENTRY GUIDELINES

- A. Building proportions shall be balanced and complementary with one another.
- B. Corner buildings shall have more emphasis on design details and use of material to enhance all sides that are in public view.
- C. Public entries ~~(§§§§§§§§§§)~~ on they are obvious from the street and sidewalk.
- D. Facades should be parallel and oriented to the public street when possible.
- E. Additional features such as change in ~~(§§§§§§)~~ building material, and breaks in wall planes are suggested to further enhance the overall character of the commercial district.

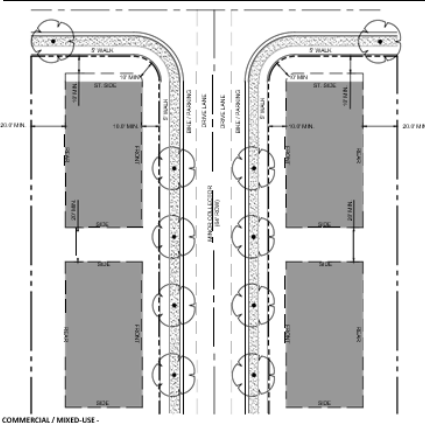
COLOR AND MATERIAL GUIDELINES

- A. A variety of building materials shall be used such as cementitious siding and panels, glass, metal panels, ~~(§§§§§§§§§§)~~ and stone, stucco, natural stone, and masonry shall be incorporated for all commercial building facades.
- B. Changes in roof plane ~~(§§§§§§§§§§)~~ to create visual interest.
- C. The combination of materials, details, and colors ~~(§§§§§§§§§§)~~ creatively to design and execute the development of each building.

ARCHITECTURAL ELEMENTS GUIDELINES

- A. ~~(§§§§§)~~ mechanical equipment ~~(§§§§§§§§§§)~~ from public streets by parapets or other methods that integrate architectural elements.
- B. Outdoor seating and gathering space is strongly encouraged.
- C. The use of architectural pavers is strongly encouraged to help identify entries, pedestrian corridors, and transitional areas.
- D. Delivery areas and associated parking, storage, bay doors, and loading shall be located at the side or rear of a building and screened from public streets and/or sidewalks by use of berms, walls, or fencing.

TYPICAL LOT EXHIBITS: SETBACKS & DEVELOPER CRITERIA



PRECEDENT IMAGES



ENGINEER & SURVEYOR:
Manhard
 CONSULTING LTD

DEVELOPER:
 SECOND CREEK HOLDINGS, LLC,
 903 E. BAKER PLACE, SUITE 112
 CENTENNIAL, COLORADO 80112

PLANNER:
PLANWEST

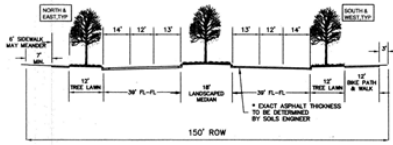
DATE: 01-29-2021
 01-07-2021
 12-16-2020
 11-28-2020
 10-01-2020
 10-24-2019
 02-01-2019

SECOND CREEK FARM

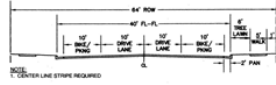
PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO

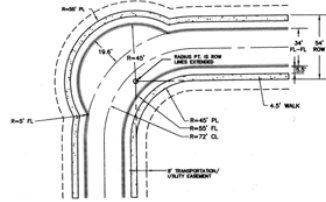
SHEET 8 OF 10
STREET SECTIONS / DETAILS



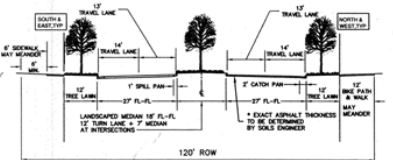
PRINCIPAL ARTERIAL-TOWER ROAD
NOT TO SCALE



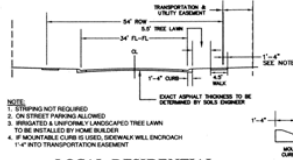
**MINOR COLLECTOR
E. 92ND AVE & TELLURIDE ST**
NOT TO SCALE



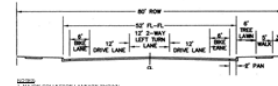
**RIGHT ANGLE LOCAL STREET
WITH DETACHED WALK (54' ROW)
EYEBROW TREATMENT**
NOT TO SCALE



MINOR ARTERIAL-96TH AVENUE
NOT TO SCALE



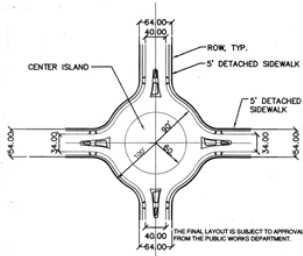
**LOCAL RESIDENTIAL
WITH DETACHED WALKS (NO ALLEY)**
NOT TO SCALE



MAJOR COLLECTOR- 88TH AVE
NOT TO SCALE

- NOTES:
1. ADEQUATE LANDS SHALL BE 12" WIDE INCLUDING OUTSIDE FURROWS.
 2. EMBANKMENTS MAY BE CONSIDERED AS ROW IF SETBACKS ARE NOT AN ISSUE.

- NOTES:
1. STRIPING NOT REQUIRED.
 2. ON STREET PARKING ALLOWED.
 3. SPECIFIED 6" DIAPHRAGM INDICATED TREE LANE TO BE INSTALLED BY HOME BUILDER.
 4. 6" MOUNTABLE CURB IS USED, SIDEWALK WILL ENDOURCH.
 5. 1" AUTO TRANSPORTATION EASEMENT.



EAST ROUND-ABOUT
SCALE: 1" = 100'

ENGINEER & SURVEYOR:
Manhard CONSULTING LTD

DEVELOPER:
SECOND CREEK HOLDINGS, LLC,
9333 E. EASTER PLACE, SUITE 112
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