

EBERLY PLACE PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED WITHIN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 01 of 06

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT EBERLY RONALD P ET AL BEING THE OWNER OF THAT PART OF THE LAND LOCATED WITHIN:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MONUMENTED AT THE NORTHWEST CORNER WITH A FOUND 3.25" ALUMINUM CAP STAMPED "JR ENG T2S NE COR S13 R67W R66W 2008 PLS 30099" AND AT THE NORTH QUARTER CORNER WITH A FOUND 3.25"ALUMINUM CAP, STAMPED "JR ENG PLS 30099", ASSUMED TO BEAR NORTH 88°12'30" EAST, AND ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, WHENCE THE NORTHWEST CORNER OF SAID SECTION 18 BEARS NORTH 00°15'40" WEST;

THENCE NORTH 88°34'17" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF TRACT FF AS SHOWN ON THE PLAT OF FOXTON VILLAGE RECORDED AT RECEPTION NUMBER 2000030743665 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, SAME BEING A CORNER OF THE CITY OF COMMERCE CITY EXISTING CITY LIMITS ACCORDING TO ANNEXATION MAP AN-099-88 RECORDED AT RECEPTION NUMBER B851334 IN SAID RECORDS OF ADAMS COUNTY;

THENCE CONTINUING NORTH 88°34'17" EAST, COINCIDENT WITH SAID NORTH LINE AND SAID EXISTING CITY LIMITS, A DISTANCE OF 360.00 FEET TO THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID CITY LIMITS THE FOLLOWING THREE (3) COURSES:

- 1) THENCE NORTH 88°34'17" EAST, A DISTANCE OF 842.47 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18;
- 2) THENCE SOUTH 00°20'42" WEST, A DISTANCE OF 1,330.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18;
- 3) THENCE SOUTH 88°55'43" WEST, A DISTANCE OF 1,018.25 FEET; THENCE DEPARTING SAID CITY LIMITS AND COINCIDENT WITH THE EAST AND NORTH PROPERTY LINES OF A PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2000030643212 THE FOLLOWING TWO (2) COURSES:

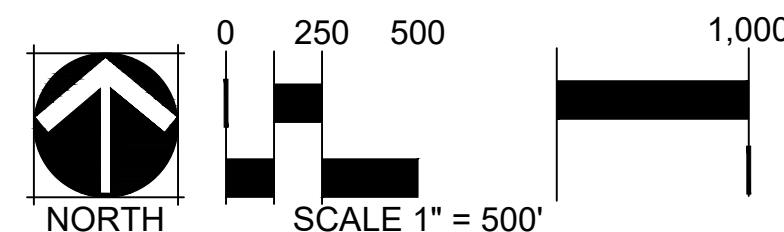
- 1) NORTH 00°15'40" WEST EAST, A DISTANCE OF 100.00 FEET;
 - 2) SOUTH 88°55'43" WEST, A DISTANCE OF 170.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET;
- THENCE DEPARTING THE SAID NORTH PROPERTY LINE, AND COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF POTOMAC STREET NORTH 00°15'40" WEST, A DISTANCE OF 920.47 FEET TO THE INTERSECTION WITH THE SOUTH PROPERTY LINE OF A PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 1968000841885;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND COINCIDENT WITH THE SOUTH AND EAST PROPERTY LINES OF SAID PARCEL OF LAND UNDER RECEPTION NUMBER 1968000841885 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 88°34'17" EAST, A DISTANCE OF 360.00 FEET;
 - 2) NORTH 00°15'40" WEST, A DISTANCE OF 302.50 FEET TO THE **POINT OF BEGINNING**;
- SAID PARCEL CONTAINS 1,459,755 SQUARE FEET OR 33.511 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CONTINUED ON SHEET 2

VICINITY MAP



PROJECT TEAM

APPLICANT
United Development Companies
6900 E Belleview Ave Suite 300
Greenwood Village, CO 80111
Contact: Dan Sheldon
dsheldon@udcos.com

OWNER:
EBERLY RONALD ET AL
10070 Potomac Street
Commerce City, CO 80022

PLANNER/LANDSCAPE ARCHITECT:
Norris Design
1101 Bannock Street
Denver, CO 80204
Contact: Daniel Jennings
djennings@norris-design.com

CIVIL ENGINEER
Harris Kocher Smith
1120 Lincoln Street Suite 1000
Denver, CO 80203
Contact: Ben Satterwhite
bsatterwhite@hkseng.com

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PROJECT INTENT
3	COMMUNITY DESIGN ELEMENTS
4	PUD ZONING MAP
5	BULK STANDARDS
6	LOT TYPICALS

OWNER'S CERTIFICATE

Eberly Ronald Et Al, being the owner(s) of the property located in the City of Commerce City, County of Adams, State of Colorado, does hereby submit this Planned Development Zone Document and agree to platform under the terms noted herein.

Signature
Eberly Ronald Et Al

Acknowledgement:

State of _____)
County of _____)ss.
City of _____)

The foregoing ownership certificate was acknowledged before me this _____ day of _____ AD 20 _____ by _____.

Notary Public _____

My commission expires _____

PLANNING COMMISSION CERTIFICATE

Approval by City of Commerce City, Planning Commission, this _____ day of _____ AD 20 _____.

Attest: _____

Chairperson

CITY COUNCIL CERTIFICATE

Approval by City of Commerce City, City Council, this _____ day of _____ AD 20 _____.

Attest: _____

City Clerk

Mayor

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

This PUD Zone Document was filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado, at _____, _____ M. on the _____ day of _____ AD 20 _____.

By: _____
County Clerk and Recorder

By: _____
Deputy

Reception # _____

EBERLY PLACE
PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

OWNER:
Eberly Ronald P. Et. Al
10070 Potomac Street
Commerce City, CO 80022

DEVELOPER:
UDC-MMA, LLC
6900 E. Belleview Ave, Suite 300
Greenwood Village, CO 80111

DATE:
04/29/21
08/18/21
10/27/21
01/28/22
05/26/22

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 of 6

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SHEET 02 of 06

LEGAL DESCRIPTION (CONTINUED FROM SHEET 1)

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PROJECT INTENT

PROJECT SUMMARY

Project Area: Approximately 33.5 acres.

Existing Comprehensive Plan Designation: Residential-Medium

Existing Zoning Use: Agricultural

Project Description: The Eberly Place PUD Zone Document describes the permitted land uses and development standards for this property located at in the southwest quarter of the northwest quarter of Section 18, township 2 south, range 66 west of the sixth principal meridian, County of Adams, State of Colorado.

PROJECT INTENT

Eberly Place is envisioned as a traditional neighborhood of single-family detached residential uses, a detention area, a centralized neighborhood park, and open space corridors located throughout the neighborhood. The community will have convenient access to major transportation corridors in the area. The purpose of this Eberly Place PUD Zone Document is to encourage the development of this site as a cohesive neighborhood and to allow greater flexibility in design; to meet market demand. This PUD Zone Document is also intended to protect and promote the public health, safety, and welfare of the future residents of Commerce City, while establishing compatibility with nearby land uses.

DESIGN GUIDELINES

In order to promote and establish a unified theme for Eberly Place PUD, the Design Standards established in the City of Commerce City Land Development Code shall be followed, as well as the standards defined in this PUD Zone Document. Any additional Design Guidelines will be prepared for use by a Homeowners' Association and/or Metropolitan District.

EXISTING AMENITIES

An existing historic school, Cactus Ridge, is located to the south of Eberly Place. The proposed trail connectivity of the site will support pedestrian connections to the school.

EXISTING CHALLENGES

The site is currently being used as agricultural land; therefore no major wildlife habitats or floodplains are located within the site. In addition, topography is fairly subtle and the site is not limited by steep slopes. No oil and gas operations currently exist on the site. No civic uses such as post offices, police stations, fire stations, or schools are proposed for Eberly Place. There are no significant existing challenges for Eberly Place. The site's location adjacent to existing residential communities make it an ideal location for a residential neighborhood. Future off-site infrastructure plans will increase community accessibility.

PROJECT PHASING

Eberly Place is anticipated to be developed in a single phase. A subdivision filing of up to 168 lots is permitted for the development per a waiver from the Director of Community Development, through the Planning Manager on April 1, 2021.

C3 VISION PLAN COMPLIANCE

The Eberly Place land use plan is generally consistent with the intent of the Commerce City C3 Vision Plan which designates a future land use of Residential-Medium on the site.

- The proposed zoning of PUD and allowed residential land use of single-family detached homes are consistent with the primary uses identified for this land use within the Vision Plan. As well, the proposed residential density of Eberly Place is 4-8 dwelling units per acre, which is consistent with the Residential-Medium density listed in the Vision Plan.
- The proposed residential zoning is consistent with the Northern Range Strategic Planning Area outlined in the Plan.

EBERLY PLACE
PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

OWNER:
Eberly Ronald P. Et. Al
10070 Potomac Street
Commerce City, CO 80022

DEVELOPER:
UDC MMR, LLC
6900 E. Belvedere Ave, Suite 300
Greenwood Village, CO 80111

DATE:
04/29/21
08/18/21
10/27/21
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SHEET TITLE:
PROJECT INTENT

SHEET NUMBER:
2 of 6

EBERLY PLACE PUD ZONE DOCUMENT

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SHEET 03 of 06

COMMUNITY DESIGN ELEMENTS

NEIGHBORHOOD CHARACTER

As a residential addition to the Northern Range area of Commerce City, Eberly Place will blend traditional elements of historic Commerce City with modern influences. Architecture will embrace traditional farmhouse, prairie, and Colorado craftsman styles. The tone set by the architecture will be complimented through design features of the neighborhood, which will further this modern take on a timeless look to promote connectivity and a sense of place.

Community design elements and standards play an important role in defining the identity of a neighborhood. These elements and standards should be viewed as a cohesive package, where each element has a particular function and purpose that helps to establish the neighborhood identity. The general neighborhood planning and design theme established here will create a cohesive neighborhood identity for Eberly Place. Community Design Elements and Standards will include landscape, site furnishings, fencing, walls, and other elements that support the overall design character of Eberly Place.

SITE FURNISHINGS

Site furnishings shall support the overall neighborhood character and will compliment landscape and fencing styles. Typical furnishings include benches, trash and recycling receptacles, bike racks, bollards, picnic tables, and pet stations.

FENCING

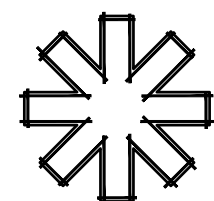
Fencing shall be incorporated to contain or screen areas (where needed), promote wayfinding, and convey community character. Consistent with surrounding development, fencing will be constructed of treated lumber or lumber resistant to weathering such as cedar or redwood. Open rail fencing a maximum of 4 ft in height with optional pet mesh, and privacy fences a maximum of 6 ft in height, are proposed for Eberly Place. Open rail fencing along corner lot sides and sides adjacent to open space should allow for visibility. Fencing will be used along perimeter streets and areas that promote connectivity between spaces as appropriate. Colors shall be compatible to the proposed architecture of Eberly Place and fencing will be of a consistent stain to be reviewed and approved by the HOA and/or Metropolitan District.

LANDSCAPE CHARACTER

The landscape character of the neighborhood will be a unifying element along corridors, buffers, and common areas. Plant massings will be scaled to be impactful and sized appropriately for internal and external streetscapes. The plant palette shall draw from the City approved list, using water conscious and maintainable regionally appropriate species. Specific plant species will be determined at the time of PUD Permit.

COMMUNITY FOCAL POINTS

A minimum of 2 acres of Community Focal Points/Park Amenities, total, will be provided which exceeds the established City requirement for parks.



PRIMARY FOCAL POINT/PARK AMENITY

The Primary Focal Point will serve as a visual landmark and central gathering space for the neighborhood. The space shall feature a mixture of active and passive uses. Potential active uses include a playground and basketball court. Potential passive uses include seating, tables, and seasonal planting areas.



SECONDARY FOCAL POINT/PARK AMENITY

Secondary Focal Points will offer additional spaces for gathering and recreation. A mixture of active and passive uses including recreational features, seating, and seasonal planting areas are proposed for these spaces.

ENTRIES



ENHANCED ENTRIES

Enhanced entries will create a sense of arrival. Entries may include masonry column monumentation, to be compatible with proposed homes, and seasonal planting areas.

TRAIL NETWORK



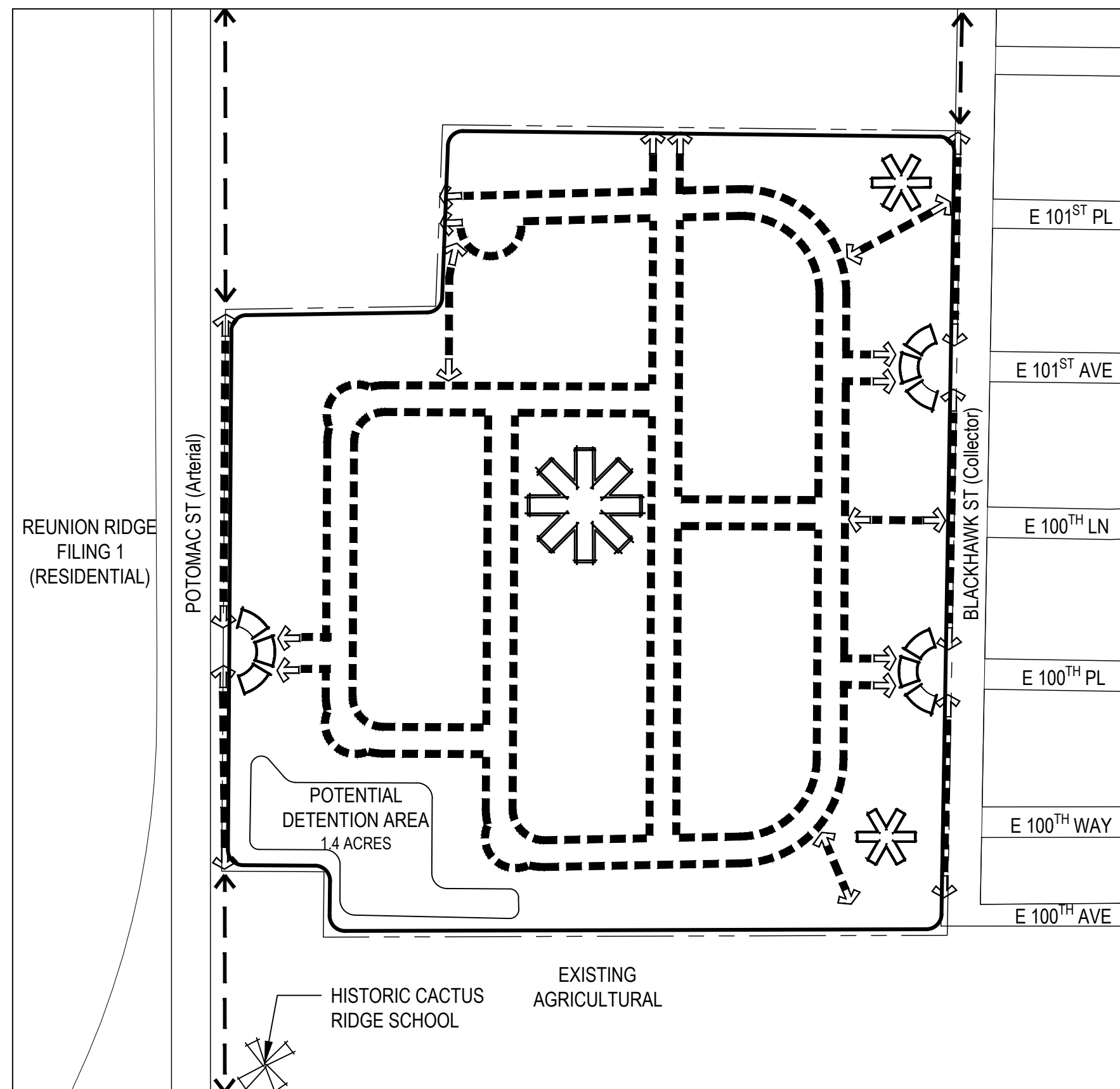
NEIGHBORHOOD SIDEWALKS AND PATHS

Internal sidewalk connections and neighborhood paths will facilitate safe pedestrian circulation throughout Eberly Place as well as create direct walkable connections to for residents to local destinations such as neighborhood park and open space areas. These pedestrian improvements will connect with the larger system of sidewalks of the surrounding residential communities. All sidewalks and paths shown are subject to change at PUD Permit, based on subdivision plat design.



ADJACENT SIDEWALKS (TO BE BUILT BY OTHERS)

Eberly Place sidewalks and paths will connect with adjacent sidewalks both existing and future, to be built by others. This will offer connections to regional destinations like the Historic Cactus Ridge School. Sidewalks depicted outside of the Eberly Place property lines include future ROW improvements to the north and south of the site along Potomac Street and Blackhawk Street.



EBERLY PLACE
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COMMERCE CITY, COLORADO

OWNER:

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10070 Potomac Street
Commerce City, CO 80022

DEVELOPER:

UDC Mills, LLC
6900 E. Belvedere Ave, Suite 300
Greenwood Village, CO 80111

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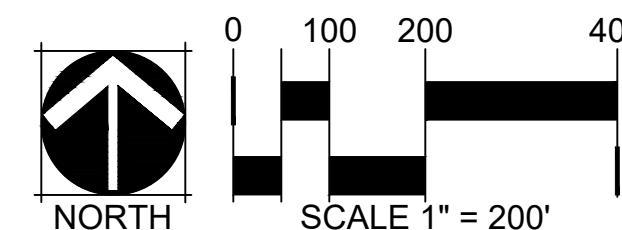
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DESIGN
ELEMENTS

SHEET NUMBER:

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GENERAL NOTES

1. Access is preliminary and subject to final approval by Public Works. In the event of any conflict between a standard stated in the Eberly Place PUD and the Commerce City Land Development Code, then this Eberly Place PUD will apply. If the Eberly Place PUD Zone Document does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.
2. A proposed detention facility will be included on-site. This facility will be designed to serve on-site detention needs. The shape depicted is subject to change.
3. Graphics and images shown are representational only. Final locations, quantities and design of elements shall be determined at the time of PUD Permit and/or Final Plat.

EBERLY PLACE PUD ZONE DOCUMENT

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SHEET 04 of 06

LAND USE SUMMARY

PLANNING AREA	USE	DESCRIPTION OF USES	ACRES	% OF TOTAL	PERMITTED GROSS DENSITY	MAX. DWELLING UNITS
A	Residential	Includes single-family detached residential land uses.	33.5 AC	100.0%	4-8 DU/AC	260
	Park	Neighborhood parks				
	Open Space	Drainage Facility, Open Space and Trails				
Total Land Area		-	33.5 AC			

- The Planning Area acreage and shapes may be administratively varied up to 15% without a PUD Zone Document Amendment so long as shapes, locations of land uses, and compatibility generally remain consistent.
- Graphics and images shown are representational only. Final locations, quantities, and design of elements to be determined at the time of PUD Permit and/or Final Plat.
- Location and configuration of parks will be determined during future PUD Permit approvals. As defined on the Project Intent page, a minimum of 2 acres total of parks will be required, including both primary and secondary park areas.

PROPOSED PERMITTED LAND USE

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA
RESIDENTIAL USES		A
Household Living	Foster care home	R
	Single-family detached dwelling	R
	Home occupation	R

P = Use by Permit
C = Conditional Use

- Any proposed use not listed defaults to the Use Table of the Commerce City Land Development Code.

LAND SCHEMATIC NOTES

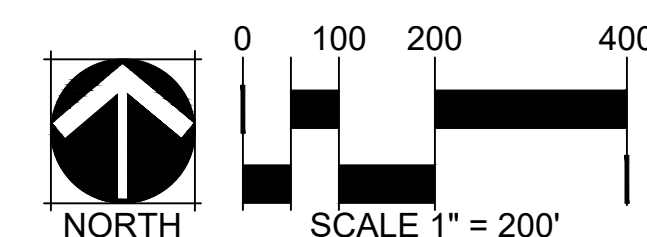
- Planning Areas are not intended to indicate lot lines for purposes of land sales, and are shown accordingly.
- Park location to be determined at time of PUD Permit and/or Final Plat. Park shown is conceptual and subject to change in size and location.
- Detention facility shown is conceptual. The facility will be designed to serve on-site detention needs.
- Right-of-way dedication to be determined at time of PUD Permit and/or Final Plat.
- Access points and road classifications shown are conceptual and subject to change during the PUD Permit approval process. Final access points and road classifications will be determined by traffic analysis(es) at that time.



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 PUD ZONE DOCUMENT
 COMMERCE CITY, COLORADO

OWNER:
Eberly Ronald P. Et Al
10010 Potomac Street
Commerce City, CO 80022

DEVELOPER:
UDC Miller, LLC
6900 E. Balcony Ave, Suite 300
Greenwood Village, CO 80111



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SHEET TITLE:
PUD ZONING MAP

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LAND USE SUMMARY

STANDARDS <small>(1)</small>	USES	
	Single-Family Detached Residential with Front-Loaded Garage	Single-Family Detached Residential with Rear-Loaded Garage
Lot Size (Min.)	4,000 SF	3,000 SF
Lot Width (Min.) <small>(2)</small>	40'	35'
Min. Gross Floor Area <small>(3)</small>	700 SF (1-Story)	700 SF (1-Story)
	1,400 SF (2-Story)	1,400 SF (2-Story)
Setback (Min.) for all Structures Adjacent to Arterial <small>(4,5,6)</small>	25'	25'
Setback (Min.) for all Structures Adjacent to Collector <small>(4,5,6)</small>	20'	20'
Front Yard Setback (Min.) <small>(4,5,6,7)</small>	10' to Living	10' to Living
	20' to Garage	N/A
Side Yard Setback (Min.) <small>(4,5,6,7)</small>	5'	5'
	10' (Side Corner Lot Condition)	10' (Side Corner Lot Condition)
Rear Yard Setback <small>(4,5,6,7)</small>	20' (min.)	6' (max. no parking)
		20' (min. parking allowed)
Building Height (Max.)	35'	35'
Accessory Use: Building Height (Max) <small>(7,8)</small>	15'	15'
Accessory Use: Front Yard Setback (Min.) <small>(4,5,6,7,8)</small>	No closer than front facade of primary structure	No closer than front facade of primary structure
Accessory Use: Side Yard Setback (Min.) <small>(4,5,6,7,8)</small>	3'	3'
Accessory Use: Rear Yard Setback (Min.) <small>(4,5,6,7,8)</small>	3'	3'

PLANNING AREA
A

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PLANNING AREA B BULK STANDARDS TABLE NOTES

- Shared driveways/driveway easements are permitted for all uses per the current code requirements.
- Minimum lot width shall be measured at the front setback.
- Minimum gross floor area does not include garage or basement square footage.
- Setbacks shall be measured from public right-of-way to the foundation. 10' side yard setback for corner lots shall only apply to lots abutting a public right of way. Lots siding onto private streets, alleys, open space areas, or other similar uses shall use the 5' side yard setback standards. The driveway length shall be at least 20' from the back of the public sidewalk.
- Bay windows, window wells, cantilevers, chimneys, exterior posts/columns, solar panels, mechanical equipment, light fixtures, balconies, stairs and other similar architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line or be located less than six-feet from the finished material of the encroachment to the adjacent property. Side-loaded garages and non-livable structures, such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within the public right-of-way or transportation and utility easements.
- Roof overhangs are permitted with a maximum encroachment of 2' into the building setback.
- Window wells are permitted to encroach into setbacks up to 3', as long as adequate drainage is accommodated.
- Accessory structures include all structures located within the parcel in which the use is incidental to the use of the principal structure.

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BULK STANDARDS

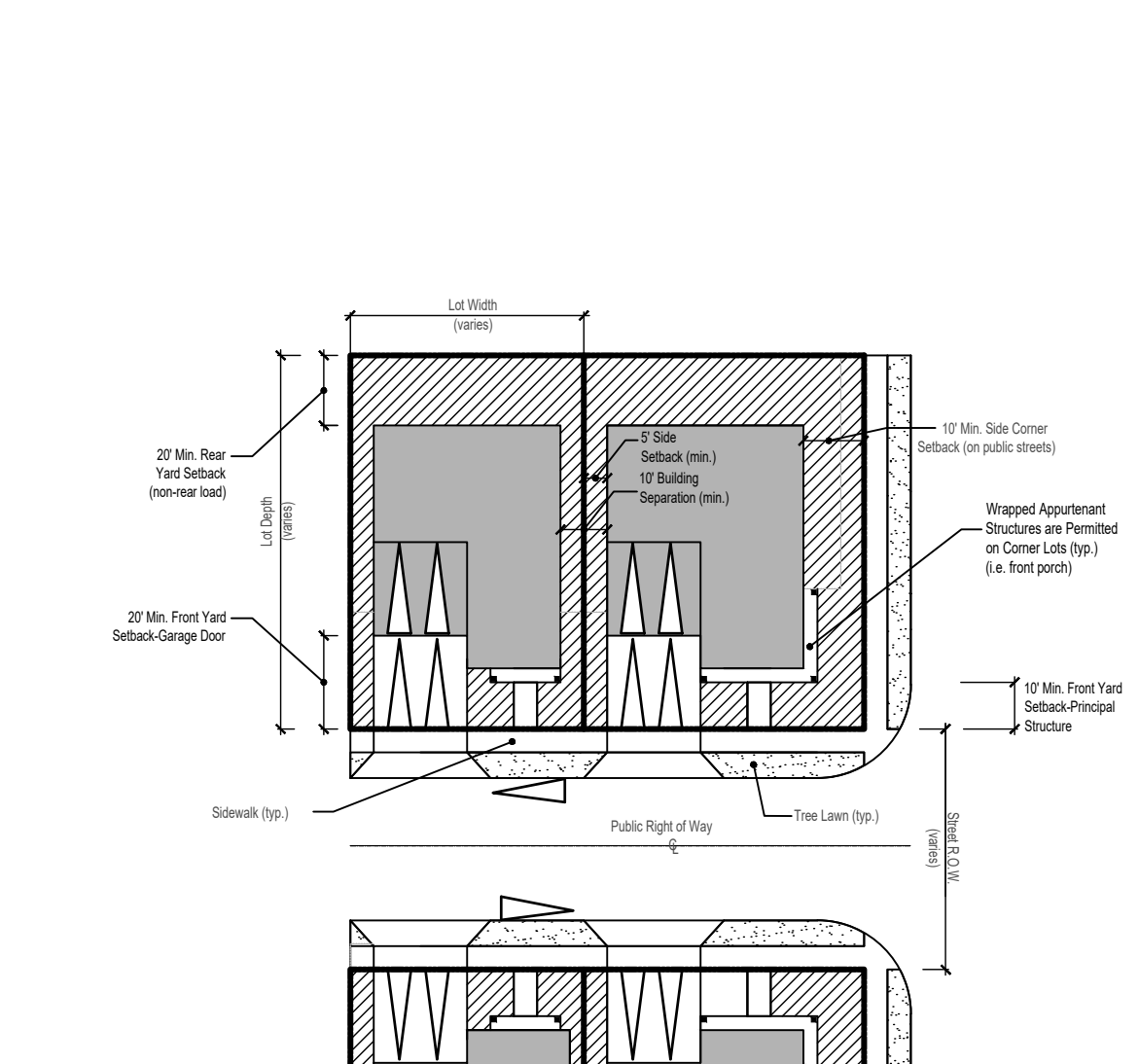
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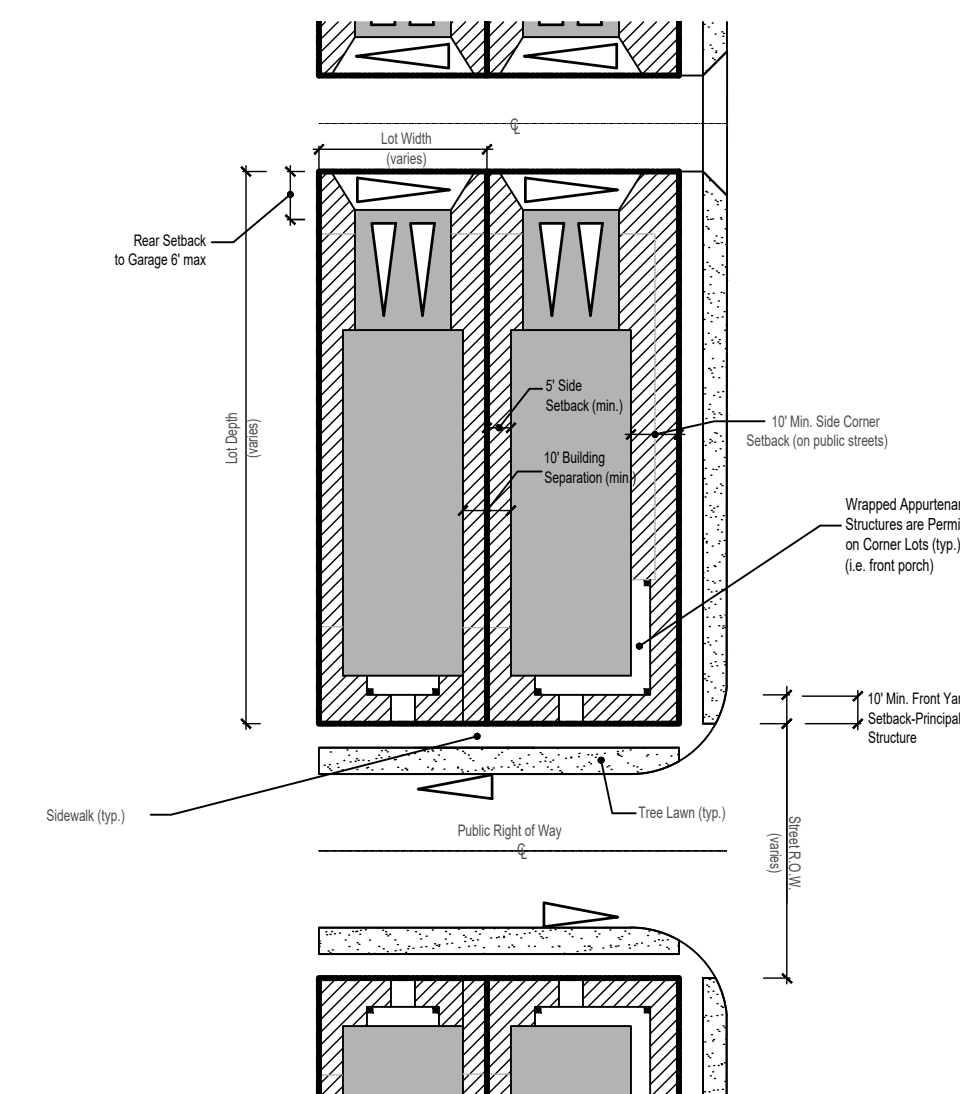
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SHEET 06 of 06



SINGLE FAMILY DETACHED - FRONT LOAD GARAGE - TYPICAL NOT TO SCALE
CONCEPTUAL DRAWING SUBJECT TO CHANGE



SINGLE FAMILY DETACHED - REAR LOAD GARAGE - TYPICAL NOT TO SCALE
CONCEPTUAL DRAWING SUBJECT TO CHANGE

LOT TYPICAL NOTES

1. Typical lot layouts reflect bulk standards and represent multiple, but not all configurations for each lot component depicted on sheets #5 and 6. Width and dimensions may change as appropriate provided design is consistent with the bulk standards.
2. Parallel parking is permitted behind the garage on rear-loaded single family detached lots a minimum of 30' wide.

EBERLY PLACE
PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

OWNER:

Eberly Ronald P. Et. Al
10070 Potomac Street
Commerce City, CO 80022

DEVELOPER:

UDC Miller, LLC
6900 E. Belleview Ave. Suite 300
Greenwood Village, CO 80111

DATE:

04/29/21
08/18/21
10/27/21
01/28/22
05/26/22

SHEET TITLE:
LOT TYPICALS

SHEET NUMBER:

6 of 6