

ORDINANCE NO. Z-962-20-23

INTRODUCED BY: ALLEN-THOMAS, CHACON, DOUGLAS, FORD, HURST, HUSEMAN, KIM, MADERA, NOBLE

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE QUIKTRIP ANNEXATION FROM ADAMS COUNTY A-3, AGRICULTURE TO A PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT

WHEREAS, in conjunction with the related annexation case AN-258-23 the owner of the property generally known as the QuikTrip Annexation and described in the QuikTrip PUD Zone Document, attached hereto and incorporated herein at Exhibit A, has submitted an application to zone the Property to a Planned Unit Development zone district, as set forth in Exhibit A, upon annexation to the City of Commerce City;

WHEREAS, in accordance with Section 21-3180 of the City's Land Development Code, all required notices of public hearings before the Planning Commission of the City and the City regarding the requested zoning was given, including by: publication on February 23, 2023 and April 20, 2023, in the Sentinel Express a legal newspaper of general circulation in the City of Commerce City; mailing on February 21, 2023 and April 20, 2023 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 February 27, 2023 and April 21, 2023 in the manner and for the duration required by the Land Development Code;

WHEREAS, following a public hearing conducted in compliance with law, the Planning Commission made findings and recommended that the City Council approve the QuikTrip PUD Zone Document;

WHEREAS, the City Council has conducted a public hearing regarding the requested zoning.

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

**SECTION 1.** The foregoing recitals are incorporated into this ordinance as findings of fact. The City Council authorizes any action by it on the requested zoning outside of the period of time provided by Section 10.11 of the City Charter.

**SECTION 2.** The City Council of the City of Commerce City finds, consistent with the Commerce City Land Development Code, Section 21-3350(2), that the proposed rezoning of the property generally located at the southwest corner of East 81<sup>st</sup> Avenue and Tower Road from Adams County A-3, Agriculture to PUD Zone District as set forth in Exhibit A is most compatible with the city's comprehensive plan designation of the property

Additionally, the City Council of the City of Commerce City finds, consistent with the Commerce City Land Development Code section 21-3351(3), with regard to the proposed rezoning to a PUD Zone District as set forth in Exhibit A, that:

- a. The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan;
- b. The PUD zone document is consistent with any previously reviewed PUD concept schematic;
- c. The PUD addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments;
- d. The PUD complies with all applicable city standards not otherwise modified or waived by the city;
- e. The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;
- f. To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;
- g. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;
- h. As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and
- i. The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.

**SECTION 3.** The City Council hereby approves the recommendation of the Planning Commission regarding the requested zoning and approves the QuikTrip PUD Zone Document and the rezoning of the Property from Adams County A-3, Agriculture to Commerce City PUD, as defined in the Commerce City Land Development Code and Exhibit A. The zoning map of the City of Commerce City, Colorado, is hereby amended to reflect the rezoning approved by this ordinance.

**SECTION 4.** This ordinance shall be effective upon the effective date of the annexation of the Property through AN-258-23 as stated therein and as determined pursuant to C.R.S. 31-12-113(1).

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 1ST DAY OF MAY 2023.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 15TH DAY OF MAY 2023.

CITY OF COMMERCE CITY, COLORADO

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Benjamin A. Huseman, Mayor

ATTEST

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Dylan A. Gibson, City Clerk

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28, RANGE 66 WEST OF THE 6TH P.M. STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

Exhibit A

SHEET 1 OF 4

LEGAL DESCRIPTION

AND ALL PARTS BY THESE PRESENTS THAT QUIKTRIP CORPORATION, AN OLLAHAMA CORPORATION, BEING THE OWNER OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28; THENCE S 89°42'10" W ALONG THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION A DISTANCE OF 76.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD; SAID POINT ALSO BEING THE ANNEXATION BOUNDARY OF COMMERCE CITY AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND SAID ANNEXATION BOUNDARY OF COMMERCE CITY, CONTAINING S 89°42'10" W ALONG SAID SOUTH LINE, A DISTANCE OF 151.84 FEET TO THE SOUTHWEST CORNER OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, RECORDED AT RECEPTION NO. 0000000 OF THE RECORDS OF THE ADAMS COUNTY CLERK, AND RECORDED WITH THE BEGINNINGS OF A HIGH-TANGENT CURVE TO THE RIGHT; THENCE WITH SAID BATTER, 11.0 FEET OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, AND SAID HIGH-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 201°15'1" HAVING A RADIUS OF 340.7 FEET, AN ARC LENGTH OF 220.34 FEET, AND WHOSE CHORD BEARS N 49°30'4" E, A CHORD DISTANCE OF 168.96 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, N 87°12'11" E, A DISTANCE OF 80.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 202°12'1" HAVING A RADIUS OF 158.38 FEET, AN ARC LENGTH OF 55.75 FEET, AND WHOSE CHORD BEARS N 15°22'0" E, A CHORD DISTANCE OF 56.40 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, N 87°12'11" E, A DISTANCE OF 158.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 211°15'1" HAVING A RADIUS OF 340.7 FEET, AN ARC LENGTH OF 220.34 FEET, AND WHOSE CHORD BEARS N 49°30'4" E, A CHORD DISTANCE OF 168.96 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, N 87°12'11" E, A DISTANCE OF 80.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 201°15'1" HAVING A RADIUS OF 340.7 FEET, AN ARC LENGTH OF 220.34 FEET, AND WHOSE CHORD BEARS N 49°30'4" E, A CHORD DISTANCE OF 168.96 FEET; THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPORT, SUBDIVISION PLUMBING NO. 1, N 87°12'11" E, A DISTANCE OF 158.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 81ST AVENUE AND THE ANNEXATION BOUNDARY OF COMMERCE CITY; THENCE WITH SAID RIGHT-OF-WAY LINE AND SAID ANNEXATION BOUNDARY OF COMMERCE CITY, S 89°42'10" W, A DISTANCE OF 211.81 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOWER ROAD; THENCE WITH SAID RIGHT-OF-WAY LINE AND SAID BOUNDARY OF COMMERCE CITY, S 89°42'10" W, A DISTANCE OF 76.0 FEET TO THE POINT OF BEGINNING, CONTAINING 14.8 ACRES (65,696 SQUARE FEET), MORE OR LESS.



VICINITY MAP 1" = 100'

CITY COUNCIL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY, CITY COUNCIL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_ AT TEST: CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_ CHAIRPERSON \_\_\_\_\_

CERTIFICATE OF THE CLERK & RECORDER

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\_\_\_\_ COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

SHEET INDEX

Table with 2 columns: SET NUMBER, DESCRIPTION. Row 1: 1, COVER SHEET. Row 2: 2, PROJECT NARRATIVE. Row 3: 3, LAND USE REQUIREMENTS. Row 4: 4, DEVELOPER'S DESIGN PROPOSAL.

PROJECT TEAM

APPLICANT/TOWNER: QUIKTRIP CORPORATION, 1200 N. WASHINGTON STREET, SUITE 175, THORNTON, CO 80151, CONTACT: MIKE TALCOTT, EMAIL: MIKETA@QUIKTRIP.COM. CONSULTANT: GALLOWAY AND COMPANY, 5500 GREENWOOD PLAZA BLVD, SUITE 200, GREENWOOD VILLAGE, CO 80111, TEL: 303.775.8884, CONTACT: ANDREW WELLS, EMAIL: ANDREW@GALLOWAYUS.COM.

DATE OF PREPARATION

JANUARY 15, 2020

DATE OF REVISION

MARCH 13, 2021; OCTOBER 23, 2021; JUNE 3, 2022

PROJECT LOCATION

THE APPROXIMATE 14.8-ACRE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TOWER ROAD AND EAST 81ST AVENUE IN UNINCORPORATED ADAMS COUNTY, APPROXIMATELY 1 MILE NORTH OF PIMA BOULEVARD TO THE SOUTH.

OWNERSHIP CERTIFICATE

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:

QUIKTRIP CORPORATION, OWNERS REPRESENTATIVE: TROY DEVOL, DIRECTOR OF REAL ESTATE.

STATE OF COLORADO

COUNTY OF ADAMS, CITY OF COMMERCE CITY.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME

THIS DAY \_\_\_\_ OF \_\_\_\_ AD 20\_\_\_\_ BY (REAL) \_\_\_\_\_

MY COMMISSION EXPIRES

NOTARY PUBLIC \_\_\_\_\_



QuikTrip No. 4207, SWC EAST & TOWER RD, COMMERCE CITY, CO



Table with columns: SHEET TITLE, COVER SHEET, SHEET NUMBER, 1 OF 4.

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28, RANGE 66 WEST OF THE 6TH P.M. STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 2 OF 4

PROJECT NARRATIVE

PROJECT INTENT:

THE QUIKTRIP PUD WILL ALLOW FOR LAND DEVELOPMENT OF DESIRABLE COMMERCIAL, RETAIL AND AUTOMOBILE USES ON A UNIQUELY SITUATED PROPERTY SUITED FOR REGIONAL COMMERCIAL, RETAIL AND AUTOMOBILE ACTIVITIES, THAT OTHERWISE ARE LIMITED AS ESTABLISHED IN THE CURRENT LAND DEVELOPMENT CODE (LDC). SITE DESIGN AND LAYOUT WILL BE AN IMPROVEMENT TO THE STANDARDS OF THE LDC TO ENHANCE THE DEVELOPMENT WITHIN THE PUD BOUNDARIES, WHILE BEING COMPLIMENTARY IN CONTEXT TO THE SURROUNDING BUILT ENVIRONMENT. THE PURPOSE OF THIS QUIKTRIP PUD ZONE DOCUMENT IS TO ENCOURAGE DEVELOPMENT IN A COHESIVE MANNER AND ALLOW FLEXIBILITY IN LAND USES AS THE MARKET DEMANDS. THE QUIKTRIP PUD DESIGN GUIDELINES HAVE BEEN ESTABLISHED BY SEPARATE DOCUMENT TO SUPPORT AND PERPETUATE THE DESIGN INTENT OF THIS QUIKTRIP PUD. THE STANDARDS IN THE DESIGN GUIDELINES LAYOUT THE FRAMEWORK FOR SITE AND BUILDING DESIGN ELEMENTS WITHIN THE PUD TO ENSURE A HARMONIOUS OVERALL DEVELOPMENT PATTERN SITUATED AT A PROMINENT INTERSECTION IN THE CITY. IN ADDITION, THIS PUD ZONE DOCUMENT IS INTENDED TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF CURRENT AND FUTURE RESIDENTS OF COMMERCE CITY, WHILE ESTABLISHING COMPATIBILITY WITH NEARBY LAND USES.

EXISTING AMENITIES:

THE SECOND CREEK TRIBUTARY DRAINAGEWAY ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY PROVIDES FOR AN OPPORTUNITY TO CONTINUE AND EXPAND UPON A REGIONAL TRAIL SYSTEM, PROVIDING FOR A UNIQUE SITE FEATURE AND AN ASSET TO THE COMMUNITY AS PART OF THIS DEVELOPMENT.

PROJECT PHASING:

THE NORTHERN PORTION OF THE PROPERTY IS PROPOSED TO BE DEVELOPED IN THE INITIAL PHASING OF THE OVERALL SITE IMPROVEMENTS. THE PROPOSED QUIKTRIP FACILITY WILL INSTALL ALL INTERNAL INFRASTRUCTURE TO ALLOW FOR THE RESIDUAL LOT TO DEVELOP IN A PHASE AS THE MARKET CONDITIONS DICTATE.

UNIQUE FEATURES:

THE QUIKTRIP PUD ESTABLISHES DEVELOPMENT STANDARDS AND DESIGN GUIDELINES THAT ARE UNIQUE TO THIS AREA OF COMMERCE CITY. IN THAT SITE ELEMENTS AND ARCHITECTURAL FEATURES ARE REQUIRED ABOVE AND BEYOND THOSE FOUND ON ADJACENT DEVELOPMENTS. AS GATEWAY TO THE CITY OF COMMERCE CITY, THE QUIKTRIP PUD PROVIDES FOR A MIX OF COMMERCIAL LAND USES THAT WILL ATTRACT QUALITY DEVELOPMENT CHARACTERISTIC OF THE SURROUNDING BUILT ENVIRONMENT, THAT WILL FURTHER SERVE THE NEEDS OF LOCAL RESIDENTS, COMMUTERS AND VISITORS TO THE METRO AREA.

EXISTING CHALLENGES:

THE EXISTING DRAINAGE OUTFALL IN THE NORTHEAST CORNER OF THE PROPERTY, WHICH DAYLIGHTS WATER FROM THE EAST, UNDER TOWER ROAD INTO THE PROPERTY WILL BE A CHALLENGE TO DESIGN AROUND, ESPECIALLY IF CITY REQUIREMENTS ARE TO KEEP IN AN OPEN CHANNEL. IN ADDITION, THE SECOND CREEK TRIBUTARY DRAINAGEWAY ALONG THE WESTERN BOUNDARY WILL BE A DESIGN CHALLENGE AS IT RELATES TO SITE LAYOUT, CIRCULATION AND INFRASTRUCTURE. ADDITIONALLY, THE SUBJECT SITE IS LOCATED WITHIN THE 98 DNE (DAY-NIGHT NOISE LEVEL) OF DENVER INTERNATIONAL AIRPORT (DIA) FOR TAKEOFFS AND LANDINGS.

CONFORMANCE TO CITY COMPREHENSIVE PLAN:

THE QUIKTRIP PUD DEVELOPMENT IS RECOMMENDED FOR COMMERCIAL LAND USES AND IS IN SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE LAND USE AND GROWTH GOALS AND POLICIES OF THE CITY'S ADOPTED (MAY 2, 2010) COMPREHENSIVE PLAN. THE SUBJECT PROPERTY IS WITHIN THE E-470 INFLUENCE STRATEGIC PLANNING AREA AND ALSO COMPLES WITH THE POLICIES ESTABLISHED IN THE SUBAREA OF THE COMPREHENSIVE PLAN. BY ENSURING THAT PROPOSED LAND USES ARE COMPATIBLE WITH PRESENT AND FUTURE AIRPORT OPERATIONS, INCLUDING NOISE, SAFETY AND ACCESS, THE DEVELOPMENT WILL ALSO PROVIDE FOR SOME FLEXIBILITY FOR FUTURE DEVELOPMENT TO MEET MARKET DEMANDS, WHILE STILL ACCOMPLISHING THE GOALS OF THE COMPREHENSIVE PLAN BY PROVIDING FOR GENERAL COMMERCIAL AND AUTOMOBILE RELATED LAND USE OPPORTUNITIES IN PROXIMATE LOCATION TO DENVER INTERNATIONAL AIRPORT (DIA). LAND USE GOALS 4.4 AND 5.1 OF THE COMPREHENSIVE PLAN ARE ACHIEVED WITH THE QUIKTRIP PUD BY PROVIDING COMPLIMENTARY LAND USES AND DIA RELATED BUSINESS IN THE E-470 INFLUENCE AREA.

TYPES OF COMMERCIAL USES ALLOWED:

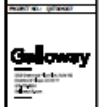
THE ALLOWED LAND USES ARE LISTED IN TABLE 5.0 WITHIN, ALONG WITH THE DEVELOPMENT, PARKING AND BULK STANDARDS IN RELEVANT TABLES. UNCLASSIFIED USES NOT LISTED IN THE USE TABLE WITHIN SHALL BE PROHIBITED UNLESS THE CITY DETERMINES THAT THE USE FALLS INTO ONE OF THE LISTED USE CLASSIFICATIONS PURSUANT TO SECTION 21-5205 OF THE LDC.

EXISTING CONDITIONS:

THERE IS A DRAINAGEWAY ADJACENT TO THE PROPERTY ALONG THE WESTERN BOUNDARY THAT WILL REMAIN UNDISTURBED AS THE PROPERTY DEVELOPS. THERE ARE MULTIPLE UTILITY, DRAINAGE AND SLOPE EASEMENTS ENCUMBERING THE PROPERTY ALONG THE PERIMETER AND INTERIOR TO THE SITE; HOWEVER, THESE DO NOT POSE AN IMPEDIMENT TO THE DEVELOPMENT OF THE PROPERTY. THE EXISTING OUTLET STRUCTURE FOR DRAINAGE PURPOSES LOCATED ALONG THE EASTERN BOUNDARY WILL BE PLACED INTO AN UNDERGROUND PIPE FOR STORMWATER CONVEYANCE TO THE NATURAL DRAINAGEWAY TO THE WEST. THERE ARE NO BODIES OF WATER OR IRRIGATION DITCHES ON THE PROPERTY, AND/OR FEMA MAPPED FLOODPLAIN(S).

INTEGRATION WITH SURROUNDING DEVELOPMENT:

THE PUD ESTABLISHED A VARIETY OF REGIONAL COMMERCIAL, OFFICE, HOTEL, AND RESIDENTIAL LAND USES FOR APPROXIMATELY 200+ ACRES OF UNINCORPORATED LAND PRIOR TO PREVIOUS COMMERCE CITY ANNEXATIONS IN THE IMMEDIATE VICINITY. TO THE NORTH, ACROSS EAST 81ST AVENUE, THE LAND IS ZONED PUD AND IS GOVERNED BY THE DIA TRICH CENTER PUD ZONE DOCUMENT, WITH PORTIONS THAT WERE ORIGINALLY IN THE SAME PUD OF THE SUBJECT PROPERTY. THIS AREA IS NOW DESIGNATED FOR COMMERCIAL LAND USES, THAT GENERALLY FOLLOW THE LDC C-2 ZONE DISTRICT ALLOWANCES, AND CURRENTLY HAS A FUEL STATION. THE PROPERTY TO THE EAST, ACROSS TOWER ROAD, IS ZONED PUD WITHIN THE CITY AS WELL AND IS GOVERNED BY THE ALLIED VAPETS SYSTEMS PUD, AND CURRENTLY HAS AN AIRPORT PARKING FACILITY. THE PROPERTY TO THE WEST, ON THE OTHER SIDE OF THE DRAINAGEWAY, ALONG EAST 81ST AVENUE IS ALSO UNINCORPORATED AND IS ZONED UNDER THE SECOND CREEK SOUTH PUD, AND IS CURRENTLY USED AS AN AIRPORT PARKING FACILITY. THE PROPERTY TO THE SOUTH OF THE SUBJECT PARCEL IS VACANT AS WELL AND IS WITHIN THE CORPORATE BOUNDARIES OF THE CITY AND COUNTY OF DENVER AND IS DESIGNATED FOR AIRPORT USE.



QuikTrip No. 4207, SWC EAST & TOWER RD, COMMERCE CITY, CO



Table with columns: SHEET TITLE, PROJECT NARRATIVE, SHEET NUMBER, 2 OF 4.

# QUIKTRIP PUD ZONE DOCUMENT

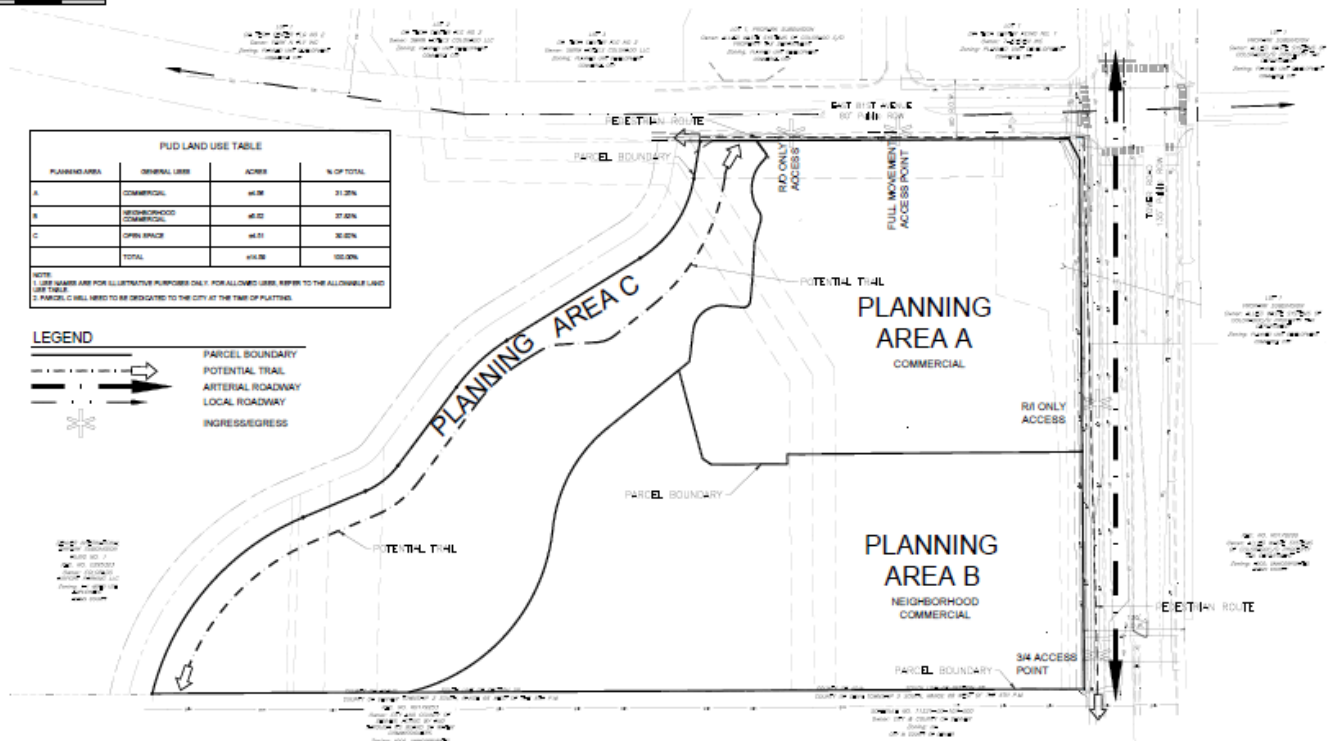
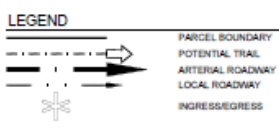
TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,  
RANGE 86 WEST OF THE 6TH P.M.  
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF  
COMMERCE CITY

SHEET 3 OF 4



PLANNING AREA	GENERAL USES	ACRES	% OF TOTAL
A	COMMERCIAL	46.00	21.25%
B	NEIGHBORHOOD COMMERCIAL	46.00	21.25%
C	OPEN SPACE	46.00	21.25%
TOTAL		212.00	100.00%

NOTE:  
1. USE NAMES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FOR ALLOWED USES, REFER TO THE ALLOWABLE LAND USE LIST.  
2. PARCELS WILL NEED TO BE DESIGNATED TO THE CITY AT THE TIME OF PLATTING.



### GENERAL NOTES

- THE QUIKTRIP PUD DESIGN GENERAL PLAN GOVERNS THE SITE AND BUILDING DESIGN ELEMENTS WITHIN THE QUIKTRIP PUD ZONE DOCUMENT.
- THE PLANNING AREA ACRES AND SHAPES MAY BE ADMINISTRATIVELY VARYED UP TO 15% WITHOUT A PUD ZONE DOCUMENT AMENDMENT SO LONG AS SHAPES, LOCATIONS AND LAND USES, AND COMPATIBILITY GENERALLY REMAIN CONSISTENT.
- "GENERAL USE" OUTLINES THE PRIMARY INTENDED LAND USES FOR THE SUBJECT PLANNING AREA. HOWEVER, ADDITIONAL LAND USES MAY BE ALLOWED FOR THE USES ALLOWED BY PLANNING AREA ON BASIS OF SAID SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR APPROVAL.
- 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 MORE DETAILED TRAFFIC STUDIES AND ANALYSES.
- THE PROPOSED ACCESS TO THE SITES IDENTIFIED IN THE QUIKTRIP PUD TRAFFIC IMPACT STUDY (TIS) ASSOCIATED WITH THE QUIKTRIP PUD PROJECT IS SUBJECT TO APPROVAL BY THE CITY ENGINEER. ACCESS POINTS SHOWN WITHIN THIS DOCUMENT ARE CONCEPTUAL TO THE NORTH ALONG EAST 18TH AVENUE, THERE ARE TWO (2) PROPOSED DRIVEWAYS PROVIDING INGRESS/EGRESS TO THE SUBJECT SITE. THE EASTERN ACCESS DRIVE WILL ALIGN WITH OPPOSITE NORTHERN DRIVEWAY AND WILL BE FULL MOVEMENT TRAILS THE WESTERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-OF-WAY MOVEMENT ONLY ALONG THE EASTERN BOUNDARY AND TOWER ROAD, THERE ARE TWO (2) PROPOSED DRIVEWAYS PROVIDING INGRESS/EGRESS TO THE SITES. THE SOUTHERN ACCESS WILL BE THROUGH QUIKTRIP DRIVE MOVEMENT (NO LEFT-TURN) AND THE NORTHERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-IN MOVEMENT ONLY.

QuikTrip No. 4207  
SPEC. EST. & TOWER RD  
COMMERCE CITY, CO

QUIKTRIP

LAND USE SCHEDULE

304

CREATED DATE: 04/20/20

# QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,  
RANGE 86 WEST OF THE 6TH P.M.  
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF  
COMMERCE CITY

SHEET 4 OF 4

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA		
		A	B	C
USERS ALLOWED BY PLANNING AREA R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG - OIL & GAS PERMIT				
<b>AGRICULTURAL USES</b>	Community Garden	R	R	R
<b>COMMERCIAL USES</b>	Animal Services	P	P	
	Daycare centers	R	R	
	Veterinary offices or clinics	R	R	
	Antennas	P	P	
	Radio or television broadcasting offices	R	R	
	Bar, tavern, night club	R	R	
	Brewpub	R	R	
	Eating and Drinking Establishments	R	R	
	Catering services	R	R	
	Restaurant without drive-thru	R	R	
	Tasting room	R	R	
	Financial Institutions	R	R	
	Bank or financial institution	R	R	
	Commercial storage/warehouse (less than 50,000 sq ft)	R	R	
	Grocery store (less than 25,000 sq ft)	R	R	
	Liquor store	R	R	
	Food and Beverage Sales	R	R	
	All other similar uses (e.g., delicatessen, retail bakery, specialty food)	R	R	
	Fuel Sales	R	R	
	Fuel sales with no vehicle repair	R	R	
	Fuel sales with minor vehicle repair	R	R	
	Funeral and Intermment Services	R	R	
	Funeral home	R	R	
	Office	R	R	
	Business or professional (including medical/dental offices/clinics)	R	R	
	Laboratory services	R	R	
	Massage therapy offices/clinics	R	R	
	Instructional services, studios	R	R	
	Personal Services	R	R	
	Bingo establishments/social gaming/outdoor performance centers	R	R	
	Recreation or Amusement Facilities, Private	R	R	
	Swimming, billiards, movie theaters & similar uses	R	R	
	Health clubs	R	R	
	Outdoor recreation	R	R	
	Repair Services (Not Including)	R	R	
	Furniture or major household appliance repair	R	R	
	Auto maintenance and repair	R	R	
	Machinery sales, excluding truck trailers, heavy equipment, and farm	R	R	
	Retail Establishments	R	R	
	Retail business store < 25,000 square feet	R	R	
	Tattoo parlor	R	R	
	Thrift/consignment store	R	R	
	Automobile washing facility	R	R	
	Tire shop	R	R	
	Vehicle repair - minor	R	R	
	Vehicle repair - major	R	R	
	Visitor Accommodations	R	R	
	Hotel or motel lodging establishments	R	R	
<b>INDUSTRIAL USES</b>	Microbrewery	R	R	
	Micro-winery	R	R	
	Winery	R	R	
	Manufacturing, Food	R	R	
	Support facilities for oil and gas operations (pipelines, etc.)	R	R	
	Mineral extraction and video industry	R	R	
	Resource Extraction	R	R	
	Subsurface extraction (including oil and natural gas extraction)	OG	OG	
	Trailer Transportation Services	P	P	
	Private bus station without repair	P	P	
	Wholesaling & Distribution	C	C	
	Wholesale Establishments (Including Accessory Offices)	C	C	
	Wholesale Establishments Incidental to Other Principal Uses	C	C	
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>	Arts and Cultural Uses	R	R	

PLANNING AREA	PRIMARY BULK STANDARDS		
	A	B	C
ACRES	46.00	46.00	46.00
ALLOWABLE LAND USES	COMMERCIAL	COMMERCIAL	OPEN SPACE
PERMITTED DENSITY	NA	NA	-
MINIMUM BUILDING HEIGHT (FEET)	10	10	10
MINIMUM ALLOWED HEIGHT (FEET)	100	100	NA
FRONT YARD SETBACK (FEET)	10	10	5
REAR YARD SETBACK (FEET)	10	10	5
SIDE YARD SETBACK ADJACENT TO STREET	10	10	5
STREET FRONT SETBACK (FEET)	0	0	0
REAR YARD SETBACK (FEET)	20	20	5
MINIMUM LOT SIZE (SQ FT)	6,000	6,000	NA
MINIMUM LOT FRONTAGE (FEET)	30	30	NA
MINIMUM FLOOR AREA RATIO	0.08	0.08	NA
MAXIMUM FLOOR AREA RATIO	NA	NA	NA

STRUCTURE/SITE ELEMENT	MIN. SETBACK
COMMERCIAL BUILDING	10'
PARKING	3'
DRIVE AISLE	4'
FUEL PUMPS	6'
FUEL ISLAND CANOPY	30'
LANDSCAPE BUFFER	3'

### GENERAL NOTES

- IN THE EVENT OF ANY CONFLICT BETWEEN A STANDARD STATED IN THIS QUIKTRIP PUD AND THE COMMERCE CITY LAND DEVELOPMENT CODE, THIS QUIKTRIP PUD SHALL APPLY. IF THE QUIKTRIP PUD DOCUMENT DOES NOT SPECIFY A STANDARD, THEN THE COMMERCE CITY LAND DEVELOPMENT CODE, AS AMENDED, SHALL APPLY.
- SITE DESIGN SHALL BE HANDLED WITHIN FACILITIES ACROSS THE SITE WITHIN FACILITIES LIKELY TO OCCUR WITHIN RANGE, SUBJECT TO APPROVAL OF A MASTER DEVELOPMENT PLAN BY THE CITY PUBLIC WORKS DEPARTMENT.
- COMMERCE CITY LOCAL USES AND LONG-TERM REQUIREMENTS RELATIONSHIP WILL APPLY AS APPLICABLE.

### BULK STANDARD NOTES

- MINIMUM SETBACKS ARE DERIVED FROM THE BULK PROPERTY LINE AND ARE MEASURED TO THE STREET OR PROPERTY LINE (WHICHEVER IS APPLICABLE). SETBACKS MAY BE ENCROACHED INTO A SETBACK IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE PROPERTY DESIGN STANDARDS DOCUMENT BY CONSULTING DEVELOPMENT DIRECTOR IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 10 OF THE LAND DEVELOPMENT CODE.
- REAR YARD SETBACKS ARE PERMITTED WITH A MAXIMUM ENCROACHMENT OF 1' INTO THE BUILDING SETBACK DIMENSION AS FOLLOWS:
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QuikTrip No. 4207  
SPEC. EST. & TOWER RD  
COMMERCE CITY, CO

QUIKTRIP

LAND USE SCHEDULE

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CREATED DATE: 04/20/20