

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 1 OF 4

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, BEING THE OWNER OF THAT PART OF THE SOUTHEAST 1/4 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, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28;

THENCE S 89°42'51" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 75.00 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, CONTINUING S 89°42'51" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1241.84 FEET TO THE SOUTHEAST CORNER OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. C0291825 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°11'58", HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 320.34 FEET, AND WHOSE CHORD BEARS N 40°36'24" E, A CHORD DISTANCE OF 308.95 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 67°12'13" E, A DISTANCE OF 90.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°25'12", HAVING A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 55.75 FEET, AND WHOSE CHORD BEARS N 51°52'27" E, A CHORD DISTANCE OF 55.10 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 36°46'14" E, A DISTANCE OF 130.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°32'56", HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 92.14 FEET, AND WHOSE CHORD BEARS N 47°10'38" E, A CHORD DISTANCE OF 91.60 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 59°21'23" E, 208.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°32'45", HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 131.33 FEET, AND WHOSE CHORD BEARS N 33°56'22" E, A CHORD DISTANCE OF 127.44 FEET;

THENCE CONTINUING WITH SAID EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, N 09°52'22" E, A DISTANCE OF 50.77 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, N 89°42'51" E, A DISTANCE OF 505.59 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 00°28'20" E, A DISTANCE OF 731.61 FEET TO THE POINT OF BEGINNING;

CONTAINING 14.60 ACRES (635,908 SQUARE FEET), MORE OR LESS

PROJECT LOCATION

THE APPROXIMATE 14.60-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 PENNA 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 DEVOS, DIRECTOR OF REAL ESTATE

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY

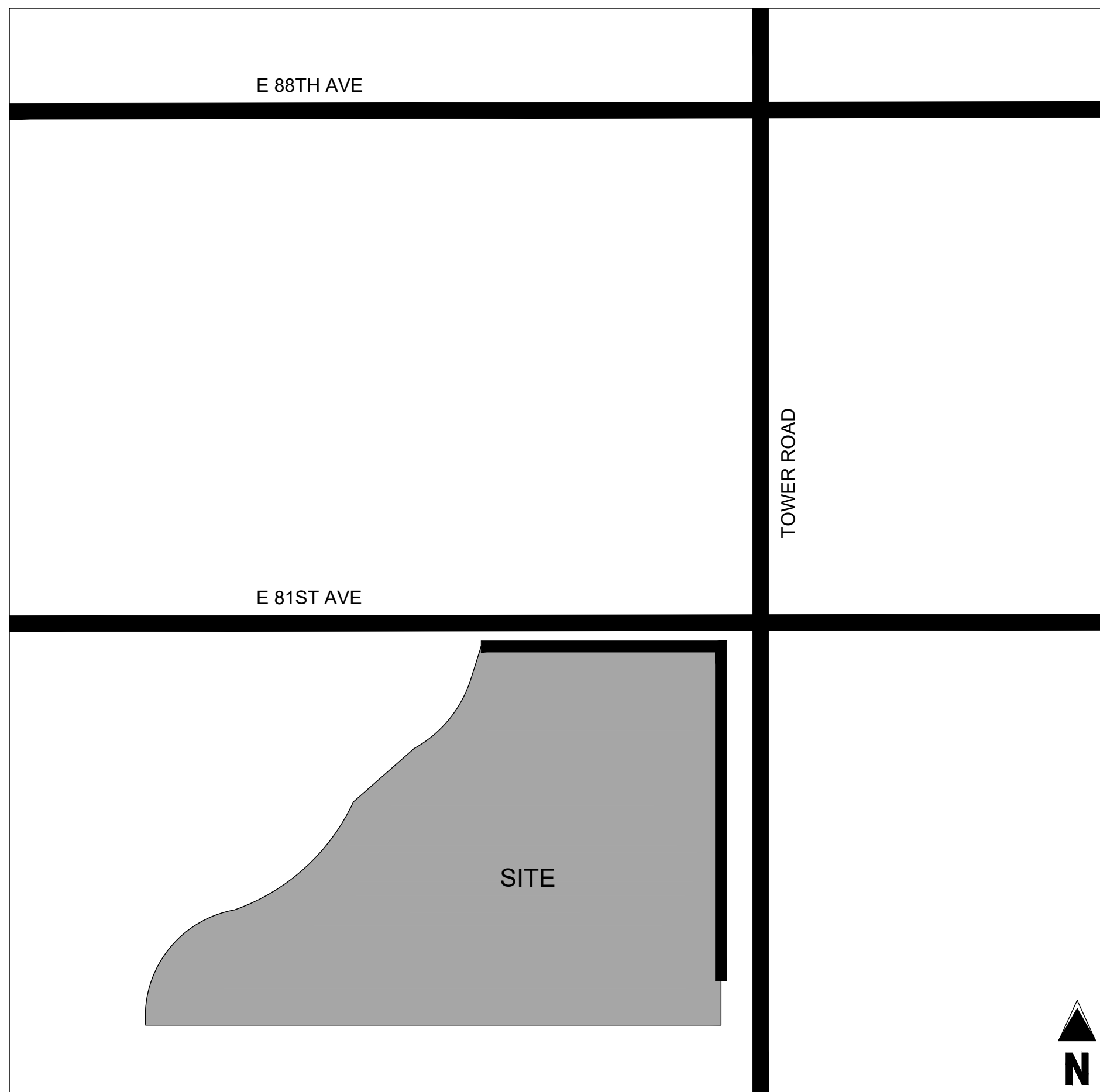
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME

THIS DAY ____ OF _____, AD 20 ____

BY (SEAL)

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____



VICINITY MAP
1" = 1500'

PROJECT TEAM

APPLICANT/OWNER
QUIKTRIP CORPORATION
12000 N. WASHINGTON STREET, SUITE 175
THORNTON, CO 80241
CONTACT: MIKE TALCOTT
EMAIL: mtalcott@quiktrip.com

CONSULTANT
GALLOWAY AND COMPANY
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO
80111
TEL: (303) 770-8884
CONTACT: AARON MCLEAN
EMAIL: AARONMCLEAN@GALLOWAYUS.COM

DATE OF PREPARATION

JANUARY 15, 2020

DATE OF REVISION

MARCH 3, 2021
OCTOBER 22, 2021
JUNE 3, 2022

SHEET INDEX

SET NUMBER	DESCRIPTION
1	COVER SHEET
2	PROJECT NARRATIVE
3	LAND USE SCHEMATIC
4	LAND USE TABLE
1	DEVELOPMENT & DESIGN STANDARDS

CITY COUNCIL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS ____ DAY OF _____, AD 20 ____ .
ATTEST:

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 COLORADO AT

____ : ____ M ON THE ____ DAY OF _____,

AD 20 ____ .

COUNTY CLERK AND RECORDER

DEPUTY

RECEPTION NO. _____

PROJECT NO.: QKT004207

Galloway

5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4207

SWC 81ST & TOWER RD
COMMERCE CITY, CO



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DIVISION:
VERSION:
DESIGNED BY: ASM
DRAWN BY: RDG
REVIEWED BY: ASM

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 9/4/2020

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 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 THAN 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 55 DNL (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 COMPLIES 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 6.1 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 299+ 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 TECH 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 WASTE 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.

PROJECT NO.: QKT004207

Galloway

550 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
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GallowayUS.com

QuikTrip No. 4207

SWC 81ST & TOWER RD
COMMERCE CITY, CO



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PROTOTYPE:
DIVISION:
VERSION:
DESIGNED BY: ASM
DRAWN BY: RDG
REVIEWED BY: ASM

REV	DATE	DESCRIPTION

SHEET TITLE:
PROJECT NARRATIVE

SHEET NUMBER:

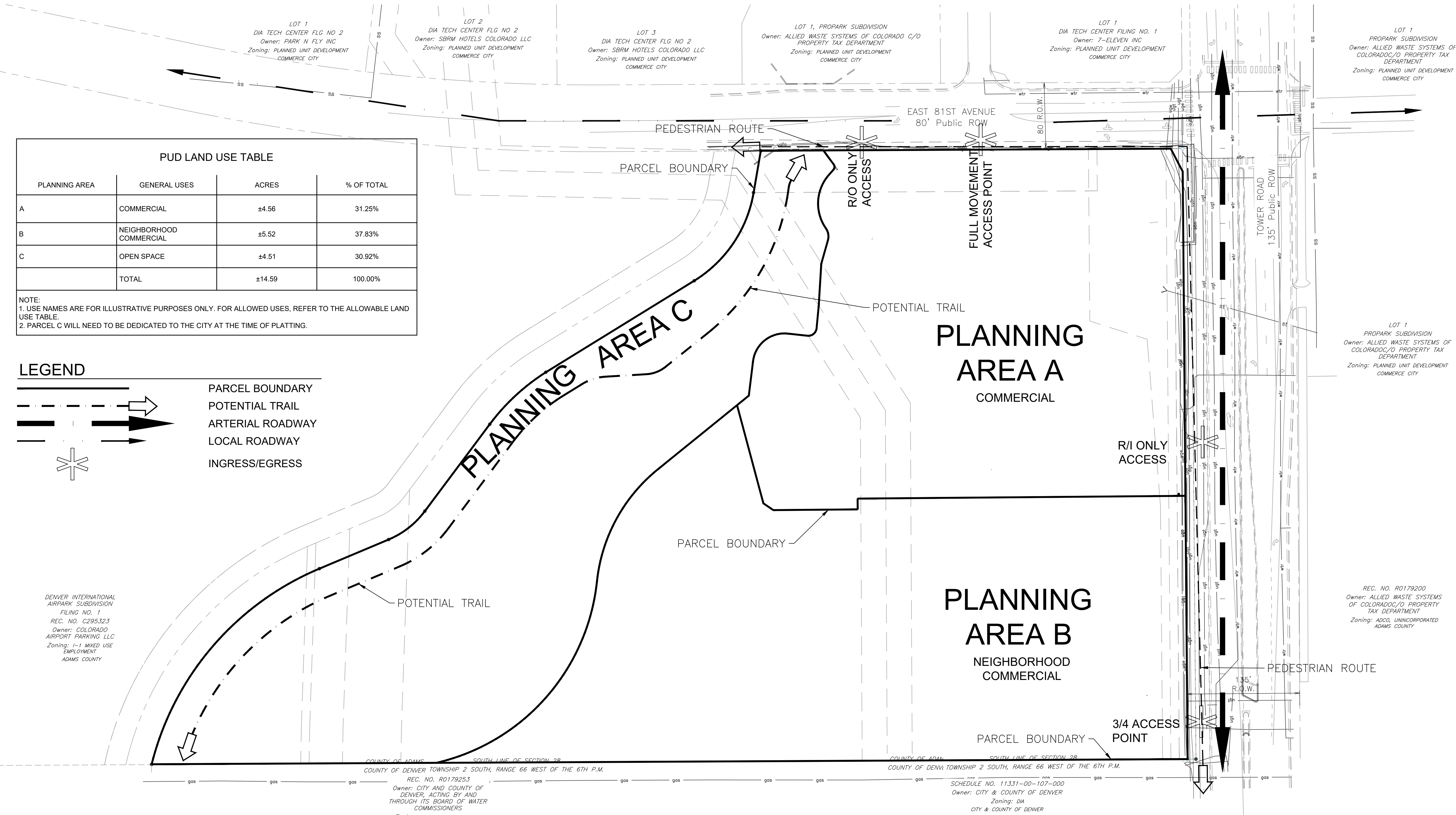
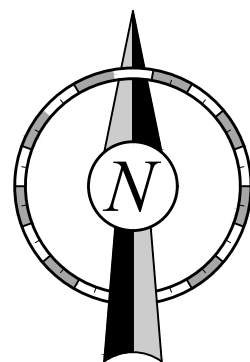
2 OF 4

ORIGINAL ISSUE DATE: 9/4/2020

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 3 OF 4



PLANNING AREA	GENERAL USES	ACRES	% OF TOTAL
A	COMMERCIAL	±4.56	31.25%
B	NEIGHBORHOOD COMMERCIAL	±5.52	37.83%
C	OPEN SPACE	±4.51	30.92%
	TOTAL	±14.59	100.00%

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

	PARCEL BOUNDARY
	POTENTIAL TRAIL
	ARTERIAL ROADWAY
	LOCAL ROADWAY
	INGRESS/EGRESS

DENVER INTERNATIONAL AIRPARK SUBDIVISION
FILING NO. 1
REC. NO. C295323
Owner: COLORADO AIRPORT PARKING LLC
Zoning: I-1 MIXED USE EMPLOYMENT
ADAMS COUNTY

COUNTY OF ADAMS
SOUTH LINE OF SECTION 28
COUNTY OF DENVER TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
REC. NO. R0179253
Owner: CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS
Zoning: ADCO, UNINCORPORATED
ADAMS COUNTY

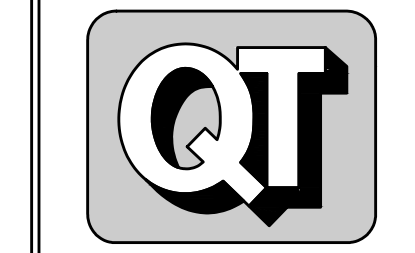
COUNTY OF ADAMS
SOUTH LINE OF SECTION 28
COUNTY OF DENVER TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
SCHEDULE NO. 11331-00-107-000
Owner: CITY & COUNTY OF DENVER
Zoning: DA
CITY & COUNTY OF DENVER

REC. NO. R0179200
Owner: ALLIED WASTE SYSTEMS OF COLORADO/C/O PROPERTY TAX DEPARTMENT
Zoning: ADCO, UNINCORPORATED
ADAMS COUNTY

PROJECT NO.: QKT004207



QuikTrip No. 4207
SWC 81ST & TOWER RD
COMMERCE CITY, CO



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PROTOTYPE:	
DIVISION:	
VERSION:	
DESIGNED BY:	ASM
DRAWN BY:	RDG
REVIEWED BY:	ASM

REV	DATE	DESCRIPTION

SHEET TITLE:
LAND USE SCHEMATIC

SHEET NUMBER:
3 OF 4

GENERAL NOTES

1. THE QUIKTRIP PUD DESIGN GUIDELINES GOVERN THE SITE AND BUILDING DESIGN ELEMENTS WITHIN THE QUIKTRIP PUD ZONE DOCUMENT.
2. THE PLANNING AREA ACREAGE AND SHAPES MAY BE ADMINISTRATIVELY VARIED UP TO 15% WITHOUT A PUD ZONE DOCUMENT AMENDMENT SO LONG AS SHAPES, LOCATIONS AND LAND USES, AND COMPATIBILITY GENERALLY REMAIN CONSISTENT.
3. "GENERAL USE" OUTLINES THE PRIMARY INTENDED LAND USE(S) FOR THE SUBJECT PLANNING AREA. HOWEVER, ADDITIONAL LAND USES MAY BE ALLOWED PER THE "USES ALLOWED BY PLANNING AREA" ON SHEET 4 OF 5 AND SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR APPROVAL.
4. 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 ANALYSIS.
5. THE PROPOSED ACCESS TO THE SITE IDENTIFIED IN THE QUIKTRIP 4207 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 81ST 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; WHILE THE WESTERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-OUT MOVEMENT ONLY. ALONG THE EASTERN BOUNDARY AND TOWER ROAD, THERE ARE TWO (2) PROPOSED DRIVEWAYS PROVIDING INGRESS/EGRESS TO THE SITE. THE SOUTHERN ACCESS WILL BE THREE-QUARTER (3/4) MOVEMENT (NO LEFT-OUT), AND THE NORTHERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-IN MOVEMENT ONLY.

ORIGINAL ISSUE DATE: 9/4/2020

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SHEET 4 OF 4

PROJECT NO.: QKT004207



USES ALLOWED BY PLANNING AREA				
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG - OIL & GAS PERMIT				
USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA		
		A	B	C
AGRICULTURAL USES				
Horticulture & Nurseries	Community Garden	R	R	R
COMMERCIAL USES				
Animal Services	Doggie day care centers	P	P	
	Veterinary offices or clinics	R	R	
Antennas	Antennas for commercial/industrial use accessory to principal use	P	P	
	Radio or television broadcasting offices	R	R	
Eating and Drinking Establishments	Bar, tavern, night club	R	R	
	Brewpub	R	R	
	Catering services	R	R	
	Restaurant without drive-thru/up Tasting Room	R	R	
Financial Institutions	Bank or financial institution	R	R	
	Convenience store/grocery store (<5,000 sf)	R		
Food and Beverage Sales	Grocery Store (>5,000 sf)	R	R	
	Liquor store	R	R	
	All other similar uses (e.g., delicatessen, retail bakery, specialty food)	R	R	
Fuel Sales	Fuel sales with no vehicle repair	R		
	Fuel sales with minor vehicle repair	R		
Funeral and Internment Services	Funeral home	R	R	
Office	Business or professional (including medical/dental office/clinics)	R	R	
	Courier services	R	R	
	Massage therapy office/clinics	R	R	
Personal Services	Instructional services, studios	R	R	
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	R	R	
	Bowling, billiards, movie theaters & similar uses	R	R	
	Health clubs	R	R	
	Outdoor recreation	R	R	
Repair Services (Not Including	Furniture or major household appliance repair	R	R	
Retail Establishments	Flea markets, indoor/outdoor	P	P	
	Machinery sales, excluding truck trailers, heavy equipment, and farm	R	R	
	Retail business store < 25,000 square feet	R	R	
	Tattoo parlor	R	R	
Vehicle/Equipment Sales and Services	Thrift/consignment store	R	R	
	Automobile washing facility	R		
	Tire shop	R		
Visitor Accommodations	Vehicle repair, minor	R		
	Hotel or motel lodging establishments	R	R	
INDUSTRIAL USES				
Manufacturing, Food	Microbrewery	R	R	
	Micro-winery	R	R	
	Winery	R	R	
Manufacturing, Oil and Gas	Support activities for oil and gas operations (pipelines, etc.)	R	R	
Motion Picture and Video Industry	Motion picture and video industry	R	R	
Resource Extraction	Subsurface extraction (including oil and natural gas extraction)	OG	OG	
Truck/ Transportation Services	Private Bus Station without repair	P	P	
Warehousing & Distribution	Retail sales in conjunction with warehouse establishment	C	C	
Wholesale Establishments (Including Accessory Offices)	Wholesale Establishments Incidentail to Other Principal Uses	C	C	
PUBLIC, INSTITUTIONAL & CIVIC USES				
Arts and Cultural Uses	Arts and Cultural Uses	R	R	

PLANNING AREA	PRIMARY BULK STANDARDS		
	A	B	C
ACRES	±5.07	±8.25	±1.28
ALLOWABLE LAND USES	COMMERCIAL	COMMERCIAL	OPEN SPACE
PERMITTED DENSITY	N/A	N/A	-
MINIMUM BUILDING HEIGHT (FEET)	15	15	10
MAXIMUM BUILDING HEIGHT (FEET)	100	100	N/A
FRONT YARD SETBACK (FEET)	10	10	5
SIDE YARD SETBACK (FEET)	10	10	5
SIDE YARD SETBACK ADJACENT TO STREET	10	10	5
* INTERIOR LOT LINE SETBACK	0'	0'	0
REAR YARD SETBACK (FEET)	20	20	5
MINIMUM LOT SIZE (SF)	8,000	8,000	N/A
MINIMUM LOT FRONTAGE (FEET)	70	70	N/A
MINIMUM FLOOR AREA RATIO	0.05	0.05	*N/A
MAXIMUM FLOOR AREA RATIO	N/A	N/A	*N/A

NOTE:
MINIMUM FLOOR AND MAXIMUM FLOOR AREA FOR AREA C IS ONLY ALLOWED OUTSIDE OF THE FLOODPLAIN
*SUBJECT TO APPROVAL OF BUILDING SAFETY DIVISION AND FIRE DEPARTMENT FOR ALL AREAS.

GENERAL NOTES

- IN THE EVENT OF ANY CONFLICT BETWEEN A STANDARD STATED IN THIS QUIKTRIP PUD AND THE COMMERCE CITY LAND DEVELOPMENT CODE, THEN THIS QUIKTRIP PUD WILL APPLY. IF THE QUIKTRIP PUD DOCUMENT DOES NOT STATE A RELEVANT STANDARD, THEN THE COMMERCE CITY LAND DEVELOPMENT CODE, AS AMENDED, SHALL APPLY.
- SITE DRAINAGE WILL BE HANDLED WITHIN FACILITIES ACROSS THE SITE WITH PRIMARY FACILITIES LIKELY TO OCCUR WITHIN PARCEL A SUBJECT TO APPROVAL OF A MASTER DRAINAGE PLAN BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- COMMERCE CITY LIQUOR LAWS AND LICENSING REQUIREMENTS/LIMITATION WILL APPLY, AS APPLICABLE.

BULK STANDARD NOTES

- MINIMUM SETBACKS ARE DEFINED FROM THE R.O.W./PROPERTY LINE AND ARE MEASURED TOO THE STREET OR PROPERTY LINE FACING WALL.
- NON-LIVABLE SPACES SUCH AS COVERED PORCHES, STOOPS, AND COURTYARDS CAN ENCR OACH INTO A SETBACK IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE PROPERTY DESIGN STANDARDS DOCUMENT. IN NO INSTANCE MAY AN ENCR OACHMENT CROSS THE PROPERTY LINE.
- ROOF OVERHANGS ARE PERMITTED WITH A MAXIMUM ENCR OACHMENT OF 1'-0" INTO THE BUILDING SETBACK SEPARATION IS REQUIRED.
- BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, SOLAR PANELS, LIGHT FIXTURES AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE UP TO 24". IN NO INSTANCE MAY AN ENCR OACHMENT CROSS THE PROPERTY LINE.
- ALL STRUCTURES AND STRUCTURE FEATURES MUST COMPLY WITH THE BUILDING AND FIRE CODES ADOPTED BY THE CITY AT THE TIME OF CONSTRUCTION.
- PARKING STANDARDS SHALL COMPLY WITH CITY LAND DEVELOPMENT CODE REQUIREMENTS.
- FUEL SALES ARE PERMITTED UP TO 10 FUEL PUMPS FOR STANDARD VEHICLE FUELING AND 3 INDIVIDUAL BAYS FOR DIESEL TRUCK FUELING. INDIVIDUAL BAYS ALLOW VEHICLES TO UTILIZE A DISPENSER TO FILL TANKS ON BOTH SIDES OF THE VEHICLE AT THE SAME TIME. DIESEL FUEL SALES FOR TRUCKS IS PERMITTED.
- GROCERY/CONVENIENCE STORE USES OPERATING ON A TWENTY-FOUR (24) HOUR BUSINESS SCHEDULE ARE ALLOWED IN THOSE PARCELS WHERE SUCH FOOD AND BEVERAGE SALES USES ARE ALLOWED.
- UNLESS SPECIFICALLY LISTED OR SIMILAR TO USES LISTED WITHIN THIS QUIKTRIP PUD ZONE DOCUMENT TABLE OF ALLOWED USES BY PLANNING AREA, A USE SHALL BE CONSIDERED EXCLUDED UNLESS OTHERWISE APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR IN ACCORDANCE WITH THE PROCESS IN ARTICLE IV OF THE LAND DEVELOPMENT CODE.
- TEMPORARY AND SEASONAL USES OUTDOOR USES, SUCH AS FARMERS MARKETS, OUTDOOR NURSERY DISPLAYS, AND SIDEWALK SALES, ARE ALLOWED AND ALL MUST MEET THE CRITERIA AS OUTLINED WITHIN THE COMMERCE CITY LAND DEVELOPMENT CODE. IN THE EVENT OF ANY CONFLICT BETWEEN A STANDARD STATED IN THIS QUIKTRIP PUD ZONE DOCUMENT AND THE COMMERCE CITY LAND DEVELOPMENT CODE, THEN THIS QUIKTRIP PUD ZONE DOCUMENT WILL APPLY. IF THE QUIKTRIP PUD ZONE DOCUMENT DOES NOT STATE A RELEVANT STANDARD, THEN THE COMMERCE CITY LAND DEVELOPMENT CODE, AS AMENDED, SHALL APPLY.

CONVENIENCE STORE/FUEL SALES USES FROM TOWER ROAD SETBACK CHART

STRUCTURE/SITE ELEMENT	MIN. SETBACK
COMMERCIAL BUILDING	100'
PARKING	25'
DRIVE AISLE	40'
FUEL PUMPS	65'
FUEL ISLAND CANOPY	50'
LANDSCAPE BUFFER	25'

QuikTrip No. 4207

SWC 81ST & TOWER RD
COMMERCE CITY, CO



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PROTOTYPE:
DIVISION:
VERSION:
DESIGNED BY: ASM
DRAWN BY: RDG
REVIEWED BY: ASM

REV	DATE	DESCRIPTION

SHEET TITLE:
LAND USE TABLE

SHEET NUMBER: