

ORDINANCE NO. Z-945-17-19-21

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

AN ORDINANCE APPROVING THE AMENDMENT OF THE NEXUS NORTH AT DIA PUD ZONE DOCUMENT TO INCORPORATE 12 ADDITIONAL ACRES OF ADJACENT PROPERTY LOCATED AT THE NORTHWEST CORNER OF TELLURIDE ROAD AND E 84TH AVE., INTO THE PUD ZONE 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 notice of the public hearings concerning ordinance Z-945-17-19-21, as detailed in the proposed Nexus North at DIA PUD Zone Document attached as Exhibit B, and the rezoning of property located at the northwest corner of Telluride Road and E 84th Avenue more specifically defined in Exhibit A, before the Planning Commission of the City of Commerce City on April 6, 2021, and the City Council to be held on this May 3, 2021, respectively, were properly given as required by the Land Development Code, including by: publication on March 30, 2021, and April 13, 2021 in the Sentinel-Express, a legal newspaper of general circulation in the City of Commerce City; mailing on March 27, 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 March 26, 2021 and April 23, 2021, in the manner and for the duration required by the Land Development Code.

SECTION 2. The City Council of the City of Commerce City, Colorado further finds that the public hearings concerning the proposed ordinance Z-945-17-19-21 and the rezoning of property described in Exhibit A before the Planning Commission of the City of Commerce City and the City Council were conducted in compliance with law.

SECTION 3. The City of 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 Nexus North at DIA PUD Zone Document:

- a. The proposed PUD Zone Document Amendment is consistent with the policies and goals of the comprehensive plan and all applicable City adopted plans;
- b. The PUD zone document is consistent with any previously reviewed PUD concept schematic, if any;
- c. The PUD 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 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 proposal 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 Nexus North at DIA PUD Zone Document, permitting the inclusion of 12 additional acres of adjacent property in to the PUD zoned area, is hereby approved as set forth in Exhibit B. 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 3RD DAY OF MAY 2021.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 17TH DAY OF MAY, 2021.

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

Exhibit A
(Legal Description)
Case #Z-945-17-19-21

LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY

A PARCEL OF LAND BEING PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N 00°30'30" W, FROM THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED PLS 38151, TO THE NORTH QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPING ILLEGIBLE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 28, THENCE S 89°31'42" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, AND ALONG THE SOUTH LINE OF NEXUS NORTH AT DIA FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 201900063150, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS' OFFICE, A DISTANCE OF 1429.02 FEET TO THE NORTHWEST CORNER OF DIA TECH CENTER FILING NO. 8, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000095989, SAID ADAMS COUNTY RECORDS, BEING A POINT ON THE WEST LINE OF THE QUINTERO STREET RIGHT-OF-WAY;

THENCE S 00°16'43" E, ALONG THE WEST LINE OF SAID QUINTERO STREET RIGHT-OF-WAY, A DISTANCE OF 442.41 FEET TO THE NORTHEAST CORNER OF LOT 1, DIA TECH CENTER FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000017866, SAID ADAMS COUNTY RECORDS;
THENCE S 89°33'29" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1189.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY;

THENCE N 00°31'31" W, ALONG SAID EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 441.82 FEET;

THENCE N 00°31'44" W, ALONG THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2620.38 FEET TO A POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTH LINE OF THE EAST 88TH AVENUE RIGHT-OF-WAY;

THENCE N 89°20'26" E, ALONG THE SOUTH LINE OF SAID 88TH AVENUE RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2621.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE S 00°30'30" E, ALONG SAID EAST LINE, A DISTANCE OF 2628.97 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,406,110 SQUARE FEET OR 170.021 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____, A.D. 20____

OWNER(S) SIGNATURE AND PRINTED NAME

Exhibit B

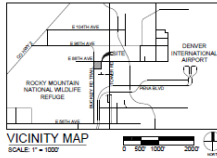
NEXUS NORTH AT DIA PUD ZONE DOCUMENT

Case #Z-945-17-19-21

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 1 OF 7



LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY

A PARCEL OF LAND BEING PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THE DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N 07°03'07" W. FROM THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A BEAM WITH A 3/4" ALUMINUM CAP, STAMPED PLS 8812, TO THE NORTH QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A BEAM WITH A 3/4" ALUMINUM CAP, STAMPING UNRECORDED, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 28, THENCE S 89°54'47" W. ALONG THE SOUTHWEST CORNER OF SAID SECTION 28, AND ALONG THE SOUTH LINE OF BESSIE NORTH AT DIA PLANS NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203000003052, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, A DISTANCE OF 424.00 FEET TO THE NORTHWEST CORNER OF DIA TECH CENTER PLING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2030000036, ADAMS COUNTY RECORDS, BEING A POINT ON THE WEST LINE OF THE QUARTERED STREET RIGHT-OF-WAY;

THENCE S 01°17'41" E. ALONG THE WEST LINE OF SAID QUARTERED STREET RIGHT-OF-WAY BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 444.41 FEET TO THE NORTHEAST CORNER OF LOT 1, DIA TECH CENTER PLING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203000003052, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, A DISTANCE OF 424.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY;

THENCE N 07°31'31" W. ALONG SAID EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 444.41 FEET;

THENCE N 07°31'44" W. ALONG THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 362.64 FEET TO A POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTH LINE OF THE EAST SIXTH AVENUE RIGHT-OF-WAY;

THENCE N 87°20'23" E. ALONG THE SOUTH LINE OF SAID SIXTH AVENUE RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 362.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE S 09°30'50" E. ALONG SAID EAST LINE, A DISTANCE OF 362.97 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1746.110 SQUARE FEET OR 170.023 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____ AD. 20__

OWNER'S SIGNATURE AND PRINTED NAME _____

MORTGAGEE OR LIEN HOLDER'S SIGNATURE AND PRINTED NAME _____

OWNERSHIP CERTIFICATE:
NEXUS NORTH OWNER, LLC, 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 AGREES TO PERFORM UNDER THE TERMS HEREIN.

DEED OF TRUST CERTIFICATE:
I, _____ BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO, HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND ITS CONTENTS.

GENERAL NOTES:
1. SPECIFIC BUILD STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AND THOSE STANDARDS MAY BE ADDED OR AMENDED.
2. ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
3. ANY DRAINAGE AREAS LOCATED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.

DEVELOPMENT STANDARD NOTES:

- A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA1 MAY BE INCREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN. PA1 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA2 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA2 MAY BE DECREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA3 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA3 MAY BE DECREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA4 SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA3 AS DESIGNATED HEREIN, WITH PA1 MAY BE INCREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA3 SHALL BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA3 AND PA4, PROVIDED HOWEVER, THAT SAID STRUCTURE LOCATION WITHIN PA1 LOCATED AS IN THE SOUTH-EAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA3.
- ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE MAINWAY OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN.
- THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
- FOLLOWING THE INTENT OF THE PRELIMINARY ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK SHALL BE DESIGNATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
- STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
- ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
- ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALLS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PIPES AND/OR ASSOCIATED CHANGES SHALL BE SETBACK A MINIMUM OF 10' FROM ANY PROPERTY LINE.
- THE PROPERTY OWNER, ASSOCIATIONS, METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION WATER QUALITY AND/OR RESTRICTION AREAS.
- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
- ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
- ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
- ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES" AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
- PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.

SHEET COVER SHEET PROJECT DESIGN AND INTENT EXISTING CONDITIONS LAND USE SCHEMATIC LAND USE TABLE & PRIMARY BULK STANDARDS TABLE ALLOWABLE USES PROPOSED STREET CROSS-SECTIONS

SHEET NUMBER 1 2 3 4 5 6 7

TOTAL LAND AREA: 1746.110 SQUARE FEET = 170.023 ACRES

NOTARIZATION CERTIFICATE:

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: _____

CITY APPROVAL CERTIFICATE:

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS _____ DAY OF _____ 20__

CHAIRPERSON: _____

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____ 20__

CITY CLERK: _____

MAYOR: _____

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ A.M. ON THE _____ DAY OF _____ AD. 20__

COUNTY CLERK AND RECORDER: _____

DEPUTY: _____

RECEPTION NUMBER: _____



Consilium Design
LAND PLANNING AND LANDSCAPE ARCHITECTURE
2755 SOUTH LOCUST ST., SUITE 236
DENVER, CO 80222
TEL: 303.224.9520
FAX: 303.224.9254
www.consiliumpdx.com

NEXUS NORTH OWNER, LLC
2755 E. 148TH ST., SUITE 200
CARVEL, IN 46033
P. 317-969-6000

PUD ZONE DOCUMENT
NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTA: REVISION:
CITY (SUBMITAL # APR 12, 2018)
PER COMMENTS # 048, 2018
SUBMITTA:
PER COMMENTS # DEC 21, 2018
SUBMITTA:
PER COMMENTS # FEB 23, 2019
AMENDMENT # 1 FEB 27, 2019
SUBMITTA:
PER COMMENTS # APR 25, 2019

COVER SHEET
1 of 7

NEXUS NORTH AT DIA PUD ZONE DOCUMENT
 NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
 SHEET 2 OF 7



Constium Design
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 2755 SOUTH LOCUST ST.,
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 DENVER, CO 80222
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 FAX 303.224.8024
 WWW.CONSTIUMDESIGN.COM

NEXUS NORTH OWNER, LLC
 2750 E. 146TH ST., SUITE 200
 CANNON, IN 46023
 P: 317-669-9000

STATEMENT OF PROJECT INTENT:

NEXUS NORTH AT DIA IS PROPOSED TO ACQUIRE DEVELOPMENT THAT WILL SERVE AS A REGIONAL COMMUNITY EMPLOYMENT AND BUSINESS CENTER. ITS STRATEGIC LOCATION NORTH OF THE DIA TECH CENTER, CLOSE TO THE DENVER INTERNATIONAL AIRPORT, RENA BUILDING AND TOURISM PROVIDES A UNIQUE OPPORTUNITY TO CREATE AN EMPLOYMENT CENTER THAT CAN ACCOMMODATE A VARIETY OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL.

NEXUS NORTH AT DIA INCLUDES A MASTER PLANNING PLAN IN WHICH PLANNING AREAS HAVE BEEN LOCATED AND CONSIDERED UTILIZING LOCATION CRITERIA ASSOCIATED WITH EACH RESPECTIVE LAND USE. IN ADDITION TO THE LOCATION CRITERIA, THE MASTER PLANNING PLAN HAS BEEN CONFIGURED TO PRESERVE AND MAINTAIN THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR THAT TRANSVERSES THE NORTHWEST AREA OF THE PROPERTY. PRESERVING AND ENHANCING THE SECOND CREEK CORRIDOR PROVIDES A VISUAL AND FUNCTIONAL ELEMENT THAT WILL REINFORCE COMMUNITY AND REGIONAL CONNECTIVITY.

PLANNING AREA 1 IS A HUB LOCATED IN THE H LIGHT INDUSTRIAL, OFFICE AND FLEX CAMPUS CLASSIFICATION WHICH MAY INCLUDE A VARIETY OF OFFICE, OFFICE/FLEX, LIGHT INDUSTRIAL, DISTRIBUTION AND GREEN INDUSTRY USES.

PLANNING AREA 4 IS LOCATED ADJACENT TO THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. THIS PLANNING AREA IS DESIGNED TO SERVE AS A BUFFER BETWEEN PLANNING AREAS 13 AND THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. DRAINAGE FACILITIES SUCH AS DETENTION PONDS MAY BE LOCATED IN THIS PLANNING AREA.

THE LAND USE PLAN IS ORIENTED TO CREATE AN EMPLOYMENT CENTER, ACCOMMODATE VEHICULAR ACCESS AND CIRCULATION, CREATE REGIONAL AND LOCAL PEDESTRIAN CONNECTIVITY, PROVIDE GREEN SPACE, MAINTAIN NATURAL DRAINAGE SYSTEMS, AND PRESERVE THE NATURAL INTEGRITY OF AND PROVIDE ACCESS TO THE SECOND CREEK CORRIDOR. THE DEVELOPMENT WILL INCORPORATE WHITE STONE WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

NEXUS NORTH AT DIA IS PLANNED AS A MULTITYPE COMMERCIAL AND EMPLOYMENT CENTER OF COMPLEMENTARY LAND USES THAT WILL BE IMPLEMENTED AND MANAGED UTILIZING INTEGRATED PLANNING PRINCIPLES. THESE INTEGRATED PLANNING PRINCIPLES WILL ENSURE THAT ALL PROJECT ELEMENTS ARE HARMONIOUS WITH THE NATURAL ENVIRONMENT OF THE SITE, COMPATIBLE WITH EACH OTHER AND RESPONSIVE TO THE DIA TECH CENTER PROJECT INTENT.

INTEGRATED PLANNING AND DESIGN PRINCIPLES INCLUDE THE FOLLOWING:
 MULTITYPE COMMERCIAL AND EMPLOYMENT CENTERS
 CONNECTIVITY
 PRESERVE AND ENHANCE NATURAL SYSTEMS
 PEDESTRIAN-ORIENTED STRATEGIES
 ENVIRONMENTAL STRATEGIES

MULTITYPE COMMERCIAL AND EMPLOYMENT CENTERS
 CREATE A MULTITYPE EMPLOYMENT CENTER THAT CAN ACCOMMODATE MULTIPLE LAND USES. THESE LAND USES MAY INCLUDE RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX AND LIGHT MANUFACTURING, DISTRIBUTION AND SUPPORT RELATED USES.

CONNECTIVITY
 ESTABLISH SAFE AND CONVENIENT PEDESTRIAN AND ADAPTABLE CONNECTIONS WITHIN NEXUS NORTH AT DIA AND ADJACENT PROPERTIES.
 ESTABLISH SAFE AND CONVENIENT PEDESTRIAN CONNECTIONS TO THE SECOND CREEK CORRIDOR.
 CREATE UNBLOCKED COMMERCIAL AND EMPLOYMENT CENTERS.
 REINFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

PRESERVE AND ENHANCE NATURAL SYSTEMS
 PRESERVE THE SECOND CREEK CORRIDOR.
 PROVIDE PEDESTRIAN CONNECTIONS FROM ADJACENT PLANNING AREA TO THE SECOND CREEK CORRIDOR, BETHA HILL, AND BULLGUT RICHFIELD.
 UTILIZE ARCHITECTURE AND LANDSCAPE ARCHITECTURE TO REINFORCE EDGES AND SPACES.

PEDESTRIAN-ORIENTED STRATEGIES
 CREATE STREET COURSES FOR NEXUS NORTH AT DIA THAT WILL PROVIDE A SAFE AND CONVENIENT CORRIDORS FOR MOTORISTS AND PEDESTRIAN.
 UTILIZE SITE PLANNING, ARCHITECTURE AND LANDSCAPE ELEMENTS TO CREATE VISUALLY INTERESTING AND MEMORABLE STRATEGIES.
 CREATE A HIERARCHY OF STREET TYPES THAT WILL REINFORCE THE PEDESTRIAN CONNECTIVITY ALONG THE DIFFERENT STREET CLASSIFICATIONS IN NEXUS NORTH AT DIA.

ENVIRONMENTAL STRATEGIES
 CREATE A MULTITYPE COMMUNITY THAT WILL ENCOURAGE PEDESTRIAN ACTIVITY AND THE USE OF MULTIMODAL TRANSPORTATION.
 UTILIZE DURABLE AND QUALITY CONSTRUCTION MATERIALS FOR BUILDINGS AND LANDSCAPES.
 IMPLEMENTATION OF AN INTEGRATED APPROACH TO LANDSCAPE DESIGN AND WATER CONSERVATION.
 ENCOURAGE THE DESIGN AND CONSTRUCTION OF ENERGY EFFICIENT BUILDINGS.

ENGINEER:
 BECKNELL INDUSTRIAL
 CONTACT: MATT GARVER
 225 EAST BURLINGTON AVENUE
 LA GRANGE, ILLINOIS 60525
 PHONE: 708-443-9300



THE DEVELOPER SHALL PREPARE DESIGN STANDARDS AND GUIDELINES TO ENSURE THE PROJECTS AND THE DESIGN INTENT FOR EACH RESPECTIVE ELEMENT IS IMPLEMENTED IN A HARMONIOUS AND UNIFIED MANNER. THESE DESIGN STANDARDS AND GUIDELINES WILL ADDRESS EACH ELEMENT RELATED TO SITE.

SITE PLANNING, OPEN AREAS, PEDESTRIAN AND BI-CYCLE CIRCULATION, LANDSCAPING, ARCHITECTURE, AND SIGNAGE AND LIGHTING ELEMENTS FOR THE DEVELOPMENT. THE DEVELOPER-ORIGINATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR IMPLEMENTATION.

DESIGN STATEMENTS ARE PREPARED FOR NEXUS NORTH AT DIA TO ENSURE THAT THE INTEGRATED PLANNING PRINCIPLES OUTLINED ABOVE ARE ACHIEVED WITH EACH DESIGN ELEMENT AND PREPARED TO REINFORCE A UNIFORM AND HARMONIOUS CHARACTER FOR NEXUS NORTH AT DIA. THE FOLLOWING IS AN OUTLINE OF THE DESIGN INTENT ASSOCIATED WITH EACH ELEMENT.

SITE PLANNING
 INTENT:
 PROVIDE SAFE AND CONVENIENT AUTOMOBILE AND PEDESTRIAN CIRCULATION WITH QUALITY SITE PLANNING OF BUILDINGS, PARKING FACILITIES AND PEDESTRIAN WALKS AND PLAZAS. TO TREAT TOURER ROAD AS DEVELOPMENT PROFILES, TO DEVELOP COMPREHENSIVE MULTITYPE PARKING STRATEGIES THAT MINIMIZE REDUNDANT ACCESS AND THAT MAXIMIZE OPEN SPACE AND LANDSCAPING. TO LOCATE AND ORIENT SITE IMPROVEMENTS AND BUILDINGS AS REQUIRED TO PRESERVE THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR AND ROCKY MOUNTAIN WILDLIFE REFUGE LOCATED ON THE WEST PLANNING AREA 1 AND 3.

OPEN AREAS, PEDESTRIAN AND BI-CYCLE CIRCULATION
 INTENT:
 TO PROVIDE A SAFE, CONVENIENT AND AN INTERCONNECTED ENVIRONMENT FOR PEDESTRIANS TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, BI-CYCLISTS AND PEDESTRIANS. TO PROVIDE CORRIDOR AND TRIBUTARY.

LANDSCAPING
 INTENT:
 TO MITIGATE THE VISUAL IMPACT OF LARGE BUILDING AND EXPANSIVE PARKING LOTS. TO REINFORCE AND ENHANCE A UNIFIED AND HARMONIOUS CHARACTER. TO PROVIDE TRANSITIONS BETWEEN DEVELOPED AREAS AND THE SECOND CREEK CORRIDOR. TO INTERCONNECT AND UTILIZE LANDSCAPE DESIGN TO REINFORCE SITE DESIGN SUCH AS ENHANCING ARRIVAL, PEDESTRIAN CIRCULATION AND BUILDING PLACEMENT. TO REINFORCE THE PROJECT CHARACTER WITH COORDINATED LANDSCAPE ALONG PUBLIC STREETS. TO PROVIDE SAFE AND CONVENIENT PEDESTRIAN STRATEGIES ENVIRONMENT. REFER TO THE NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES.

ARCHITECTURE
 INTENT:
 TO INCORPORATE RICHNESS AND DIVERSITY IN BUILDING ARCHITECTURES THAT IS WELL ARTICULATED TO PROVIDE HARMONIOUS, INTERESTING AND DIVERSITY. TO REINFORCE THE SPATIAL DEFINITIONS TO PUBLIC SPACES, INCLUDING STREETS. TO ENCOURAGE VARIOUS BUILDING FORM AND PROFILE WITH LARGE STRUCTURES AND BUILDINGS. TO PROVIDE HUMAN SCALE AND USABLE ORIENTATION TO ENTRANCES. TO MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICES AREA ON ADJACENT TRAIL CORRIDOR. TO ESTABLISH COMPLEMENTARY LEVELS OF MATERIAL, QUALITY AND DETAIL. TO ESTABLISH LEVELS OF MATERIAL, DETAIL AND QUALITY THAT WILL BE COMPATIBLE AND ENHANCE PROJECT CHARACTER. TO PROVIDE DURABILITY, PERMANENCY AND QUALITY THROUGHOUT DIA TECH CENTER REFER TO THE NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES.

SOIGNAGE AND LIGHTING
 INTENT:
 TO DEVELOP AND ESTABLISH A COMPREHENSIVE SIGNAGE AND MONUMENTATION PROGRAM THAT REQUIRES COORDINATING THE DESIGN AND PLACEMENT OF SIGNAGE WITH SITE AND PROJECT DESIGN GOALS. TO ENCOURAGE COORDINATED SIGN PROGRAMS GOVERNING MULTIPLE BUILDINGS AND DEVELOPMENT SITES. TO PROVIDE LIGHTING THAT PROVIDES SAFETY AND A CONSISTENT APPEARANCE TO LIGHT AREAS. CONSISTENTLY THAT IS ATTRACTIVE AND INTERESTING. TO MINIMIZE NEGATIVE LIGHT IMPACTS AND ACCENTUATE DESIGN FEATURES OF BUILDING ARCHITECTURE. REFER TO THE NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES.

STATEMENT OF EXISTING AMENITIES:

THE EXISTING SITE LACKS FEW NOTABLE AMENITIES. IN ITS CURRENT STATE, THE SITE IS AN OPEN FIELD OF LOW GRASSES FRINGED AROUND ITS PERIMETER. THE MOST NOTABLE FEATURE IS SECOND CREEK IN THE NORTH EAST CORNER OF THE PROPERTY AND THE EXISTING BULLGUT ROAD TRAIL ALONG THE WEST BOUNDARY.

STATEMENT OF PROJECT PHASING:

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES, MOVING FROM SOUTH TO NORTH.

STATEMENT OF UNIQUE FEATURES OF THE DEVELOPMENT:

THE PROPOSED DEVELOPMENT WILL BUILD UPON THE DIA TECH CENTER CREATING AN EMPLOYMENT CENTER WITH A MIX OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL. THE PROJECT WILL CONNECT TO THE SECOND CREEK CORRIDOR, THE ROCKY MOUNTAIN WILDLIFE REFUGE AND THE SECOND CREEK OPEN SPACE. THE PROPOSED DEVELOPMENT WILL MAINTAIN NATURAL DRAINAGE SYSTEMS AND WILL INCORPORATE WHITE STONE WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

STATEMENT OF EXISTING CHALLENGES FOR THE DEVELOPMENT:

THERE ARE NO ECOLOGICAL SITE CONSTRAINTS OR LAND USE CONDITIONS THAT WOULD KEEP THIS PARCEL FROM BEING DEVELOPED. THERE IS AN EXISTING PUBLIC SERVICE EXAMINER CONTAINING TWO HIGH PRESSURE GAS LINES WHICH FUTURE DESIGN WILL ACCOMMODATE. THE PARCEL IS IN THE SECOND CREEK DRAINAGE BASIN, WHICH HAS A DAMPED FLOODPLAIN. THERE ARE NO BODIES OF WATER OR IRRIGATION OTHERS ON THE PROPERTY.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE GOALS & POLICIES:

THE NEXUS NORTH AT DIA DEVELOPMENT IS IN CONFORMANCE WITH THE CITY'S CURRENT COMPREHENSIVE PLAN. THE PLANNED DEVELOPMENT IS WITHIN THE CITY'S URBAN GROWTH BOUNDARY AND THE FUTURE LAND USE IS IDENTIFIED AS (U) INDUSTRIAL DISTRIBUTION WITH EMPLOYMENT CAMPUS/BUSINESS CENTER DESIGNATION. NEXUS NORTH AT DIA PROPOSED LAND USES ARE CONSISTENT WITH THE INDUSTRIAL, DISTRIBUTION, MANUFACTURING, AND COMMERCIAL LAND USE CLASSIFICATION. THE NEXUS NORTH AT DIA DEVELOPMENT WILL INCORPORATE A HIGH LEVEL DESIGN QUALITY TO ITS ARCHITECTURE AND LANDSCAPE TREATMENTS.

PUD ZONE DOCUMENT
 NEXUS NORTH AT DIA
 COMMERCE CITY, CO

SUBMITTAL / REVISIONS
CITY SUBMITTAL # June 12, 2018
RESUBMITTAL
PER COMMENTS # Oct 8, 2018
RESUBMITTAL
PER COMMENTS # Dec 21, 2018
RESUBMITTAL
PER COMMENTS # Feb 25, 2019
AMENDMENT # A # June 27, 2019
AMENDMENT # B # June 27, 2019
AMENDMENT # C # June 27, 2019
AMENDMENT # D # June 27, 2019

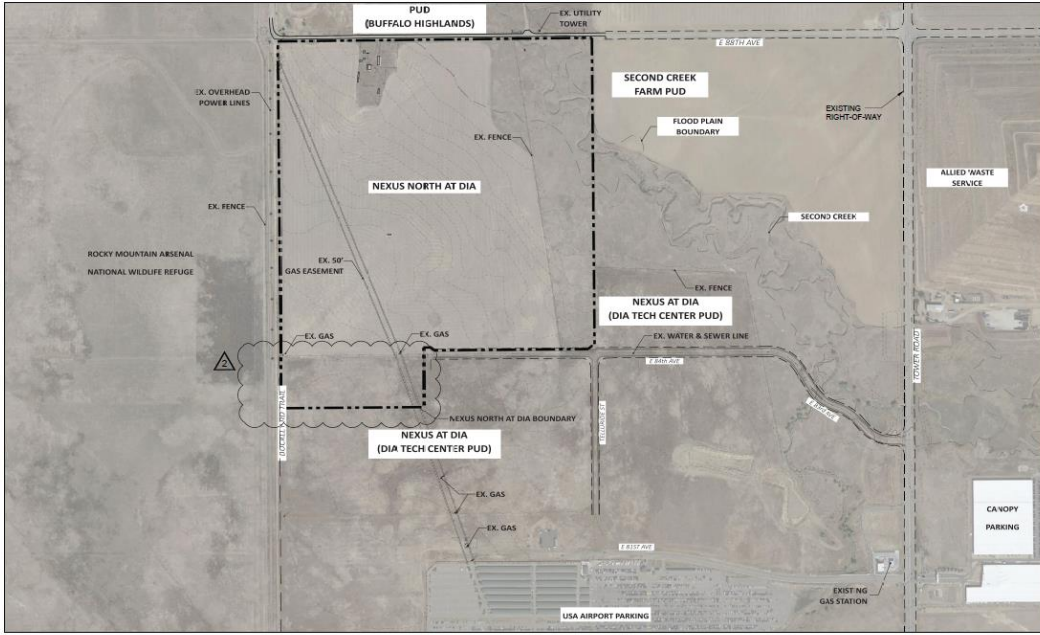
PROJECT DESIGN AND
 SHEET
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NEXUS NORTH AT DIA PUD ZONE DOCUMENT
 NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
 SHEET 3 OF 7



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 COMMERCE CITY, CO

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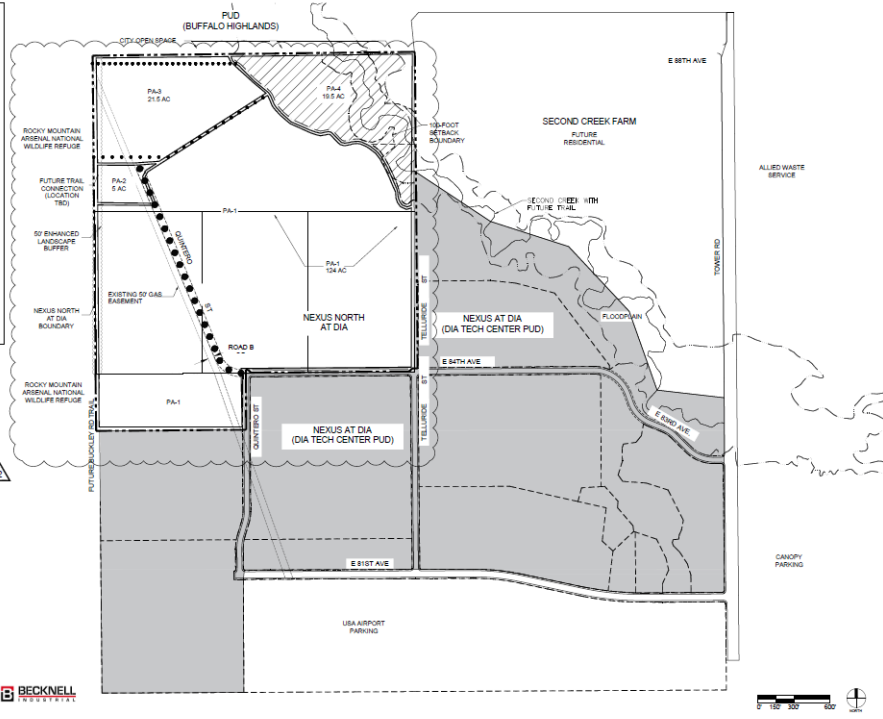
EXISTING CONDITIONS
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NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 4 OF 7

LEGEND

- NEXUS NORTH AT DIA BOUNDARY
- FLOODPLAIN/OPEN SPACE
- ZONING AREA BOUNDARY
- NEXUS AT DIA
- ENHANCED LANDSCAPE AND VIEW PRESERVATION
- EXISTING PARCEL BOUNDARY
- FLOODPLAIN LINE
- CONCEPTUAL ROAD LOCATION (FINAL ALIGNMENT TBD)
- CONCEPTUAL PEDESTRIAN TRAIL (FINAL ALIGNMENT TBD)
- APPROXIMATE 100FT SETBACK FROM SECOND CREEK TOP OF BANK



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NEXUS NORTH AT DIA
COMMERCE CITY, CO

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LAND USE SCHEMATIC
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NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 5 OF 7

LAND USE TABLE

PLANNING AREA	USE*	SIZE (ACRES)	PERCENT OF TOTAL (GROSS)
PA-1	I-1, Light-intensity Industrial, Office and Flex Campus (Highest Intensity Uses)	124	73%
PA-2	I-1, Light-intensity Industrial, Office and Flex Campus (Medium Intensity Uses)	5	4%
PA-3	I-1, Light-intensity Industrial, Office and Flex Campus (Lowest Intensity Uses)	21.5	12%
PA-4	Floodplain/Open Space/Detention/Drainage/On Site Improvements Excluding Building Pads	18.5	11%

* SEE USES CHART ON SHEET 6

- GENERAL NOTES:**
- IF SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
 - ALL DEVELOPMENT UNDER THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 - ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 - ADDITIONAL TO THE ADDRESS OF THE PLANNING AREA MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA-1 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - IF IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 7000 SQUARE FEET IN AREA, THEN PA-1 MAY BE INCREASED UP TO 20% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-2, SHALL BE MODIFIED BY MOVING ITS BOUNDARY TO BE CONSISTENT WITH THE BOUNDARY OF PA-1 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 300 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-1 AND PA-1 PROVIDED HOWEVER THAT END STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE EAST AS IT IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-1.
 - ANY ADMINISTRATIVE APPROVAL OF PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RIVERBANK OR ALLOW ANY STRUCTURE TO BE LOCATED WITHIN THE FLOODPLAIN.

- PRIMARY STRUCTURE BULK STANDARD NOTES:**
- SETBACKS SHALL BE MEASURED FROM THE FOUNDATION OF THE STRUCTURE TO THE PROPERTY LINE, STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK. ELEVATIONS, GAS PUMPS AND ASSOCIATED CONCRETE SHALL BE SETBACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
 - ALL MIN. REQUIREMENTS ARE IN FEET OR SQUARE FEET UNLESS OTHERWISE NOTED.
 - ACCESSORY BULK STANDARDS SHALL CONFORM TO THE PRIMARY STRUCTURE STANDARDS.
 - ANY STRUCTURE IN PA-4 SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND WILL MEET PUBLIC ZONE DISTRICT STANDARDS UNLESS OTHERWISE APPROVED.
 - STRUCTURES LOCATED IN PLANNING AREA PA-3 AND PA-4 SHALL BE SETBACK A MINIMUM OF 10 FEET FROM THE SECOND GROUND TOP OF BANK.

PRIMARY STRUCTURE BULK STANDARDS

PLANNING AREA	MAXIMUM BUILDING HEIGHT	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE	MINIMUM FRONT SETBACK (SEE NOTE 1)	MAXIMUM FRONT SETBACK (SEE NOTE 1)	MINIMUM SIDE SETBACK (SEE NOTE 1)	MINIMUM SIDE SETBACK ADJACENT TO LOCAL OR COLLECTOR STREET (SEE NOTE 1)	MINIMUM REAR SETBACK (SEE NOTE 1)	MINIMUM FLOOR AREA RATIO
PA-1	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-2	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-3 (SEE NOTE 5)	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-4 (SEE NOTE 4 AND 5)	NA	NA	NA	NA	NA	NA	NA	NA	NA

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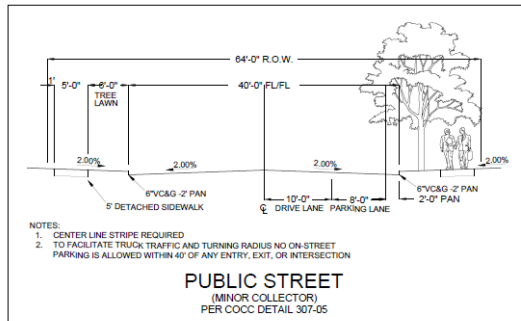
LAND USE TABLE AND
PRIMARY BULK STANDARDS
TABLE
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NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 7 OF 7

DEVELOPMENT STANDARD NOTES:

1. A MODIFICATION IN THE ACRESAGE OF THE PLANNING AREA MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS SET FORTH HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - 1.A. PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACRESAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 15% OF ITS ACRESAGE AS DESIGNATED HEREIN.
 - 1.B. PA-2 MAY BE INCREASED BY UP TO 6% OF ITS ACRESAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACRESAGE AS DESIGNATED HEREIN.
 - 1.C. PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACRESAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 15% OF ITS ACRESAGE AS DESIGNATED HEREIN.
 - 1.D. IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 70,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 15% OF ITS ACRESAGE AS DESIGNATED HEREIN, AND (1) PA-3 SHALL BE MODIFIED BY MOVING ITS BOUNDARIES SO AS TO PRESERVE THE OVERALL ACRESAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMAL LOT DEPTH OF 30 FEET, AND (2) THE ACRESAGE OF PA-1 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-1 AND PA-3, PROVIDED HOWEVER, THAT SUCH STRUCTURE LOCATION (IF PA-3 IS LOCATED AS FAR TO THE SOUTH AS IT IS REASONABLY PRACTICABLE) TO MINIMIZE MODIFICATIONS TO PA-3.
2. ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACRESAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE BOUNDARY OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN.
2. THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREA WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
3. FOLLOWING THE INTENT OF THE PRIMAVERIA ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE DESIGNATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS, AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
4. STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
5. ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
6. ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANNERS SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
7. THE PROPERTY OWNERS' ASSOCIATIONS, METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREA.
8. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE, AS ADOPTED OR AMENDED.
9. ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
10. ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
11. ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
12. ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT TITLED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES" AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
13. PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.



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PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTAL REVIEWS
CITY SUBMITTAL • Jun 13, 2016
REUBM/TTL
PRE COMMENTS • Oct. 8, 2016
REUBM/TTL
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REUBM/TTL
PRE COMMENTS • Feb. 25, 2016
AMENDMENT A • May 27, 2016
AMENDMENT A • Sep. 16, 2016

PROPOSED STREET
CROSS-SECTION
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