

ONE BUCKLEY PUD ZONE DOCUMENT

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 1 OF 8
COVER SHEET

THE LEGAL DESCRIPTION WORDED AS FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS THAT ONE BUCKLEY LLC, BEING THE OWNER OF THAT PART OF THE TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M., STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY, BEING MORE PARTICULARLY DESCRIBED ON PAGE 2/6; CONTAINING 34.113 ACRES MORE OR LESS.

EXECUTED THIS ____ DAY OF ____, AD 2023.

OWNER(S) SIGNATURE AND PRINTED NAME

OWNER SIGNATURES:

_____, 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: _____
NAME AND TITLE OF RESPONSIBLE PERSON

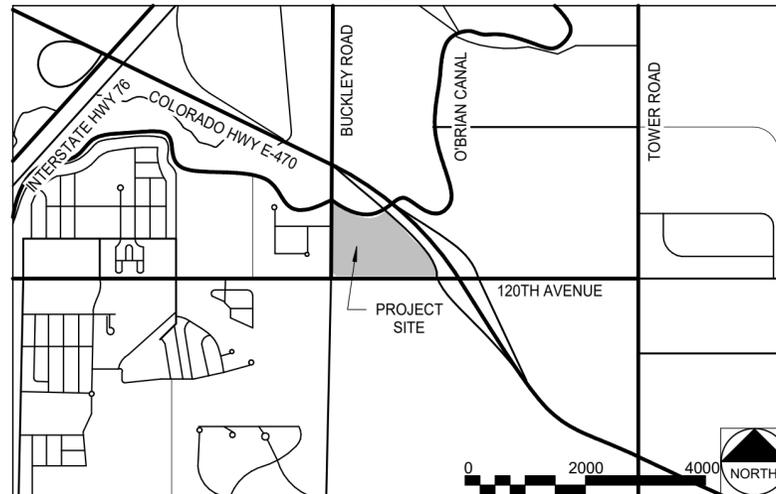
ACKNOWLEDGEMENT:

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20__ BY _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



PARCEL CONTAINS 34.113 ACRES (1,485,944 SQUARE FEET), MORE OR LESS.

CITY APPROVAL:

APPROVAL OF THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS ____ DAY OF ____, AD 20__.

CHAIR PERSON

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

CITY CLERK

MAYOR

LAND OWNER:

ONE BUCKLEY LLC
5750 DTC PKWY STE 210
GREENWOOD VILLAGE, CO 80111
CONTACT: DUSTIN ANDERSON
PHONE: 303-771-4004
EMAIL: DMA@ALBDEV.COM

CONSULTANTS:

ARCHITECT:

FARNSWORTH GROUP
5613 DTC PKWY STE 1100
GREENWOOD VILLAGE, CO 80111
CONTACT: BRAD NELSON
PHONE: 303-692-8838
EMAIL: BNELSON@F-W.COM

CIVIL ENGINEER:

ELEVATION CONSULTING GROUP
8315 W 4TH AVE
LAKEWOOD, CO 80226
CONTACT: LINCOLN THOMAS
PHONE: 303-232-2265
EMAIL: LTHOMAS@ELEVATIONCIVIL.COM

SHEET INDEX:

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2. LEGAL DESCRIPTION
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4. EXISTING CONDITIONS
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8. ROAD STANDARDS

RECEPTION NUMBER: Z-792-05-23



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com
EMARTIN@F-W.COM

PROPERTY OWNER

ONE BUCKLEY LLC
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
(303) 771-4004
DMA@ALBDEV.COM

**PUD ZONE
DOCUMENT
AMENDMENT**

DATE SUBMITTED:

02/24/23

RESUBMITTALS:

06/02/23

12/20/23

05/23/24

07/15/24

Designed By: EM

Checked By: BN

SHEET: 1 / 8

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TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 2 OF 8
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PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 33, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO BEAR NORTH 89 DEGREES 29 MINUTES 29 SECONDS EAST (CENTRAL ZONE), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE NORTH 44 DEGREES 45 MINUTES 41 SECONDS EAST, A DISTANCE OF 42.63 FEET TO THE POINT OF BEGINNING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 120TH AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF 120TH AVENUE THE FOLLOWING 3 COURSES:

1. NORTH 89 DEGREES 29 MINUTES 29 SECONDS EAST, A DISTANCE OF 868.33 FEET;
2. NORTH 00 DEGREES 30 MINUTES 31 SECONDS WEST A DISTANCE OF 57.50 FEET;
3. NORTH 89 DEGREES 29 MINUTES 29 SECONDS EAST, A DISTANCE OF 860.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF E-470;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF E-470 AND LEAVING SAID NORTH RIGHT-OF-WAY LINE OF 120TH AVENUE THE FOLLOWING 4 COURSES:

1. NORTH 00 DEGREES 30 MINUTES 32 SECONDS WEST, A DISTANCE OF 117.35 FEET TO A TANGENT CURVE HAVING A RADIUS OF 864.93 FEET;
2. NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 38 MINUTES 42 SECONDS AN ARC LENGTH OF 85.22 FEET TO A TANGENT LINE;
3. NORTH 38 DEGREES 56 MINUTES 47 SECONDS WEST, A DISTANCE OF 611.42 FEET;
4. NORTH 44 DEGREES 42 MINUTES 12 SECONDS WEST, A DISTANCE OF 561.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE O'BRIAN CANAL AND A NON-TANGENT CURVE HAVING A RADIUS OF 364.41 FEET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF E-470 AND ALONG THE SOUTH LINE OF SAID O'BRIAN CANAL THE FOLLOWING 3 COURSES:

1. ALONG SAID NON-TANGENT CURVE TO THE SOUTHWEST, WITH A CHORD BEARING OF SOUTH 53 DEGREES 18 MINUTES 47 SECONDS, A WEST, A DISTANCE OF 38.12 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 59 MINUTES 36 SECONDS AN ARC LENGTH OF 38.12 FEET TO A TANGENT CURVE HAVING A RADIUS OF 441.97 FEET;
2. NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67 DEGREES 30 MINUTES 00 SECONDS AN ARC LENGTH OF 520.68 FEET TO A TANGENT LINE;
3. NORTH 62 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 318.00 FEET TO TANGENT CURVE HAVING A RADIUS OF 297.78 FEET;
4. SOUTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 33 MINUTES 43 SECONDS AN ARC LENGTH OF 101.67 FEET TO A NON-TANGENT LINE AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF BUCKLEY ROAD;

THENCE LEAVING SAID O'BRIAN RIGHT-OF-WAY LINE AND ALONG SAID EAST RIGHT-OF-WAY OF BUCKLEY ROAD SOUTH 00 DEGREES 01 MINUTES 53 SECONDS WEST, A DISTANCE OF 1239.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PART OF PARCEL NO. TK-147A LT OF THE E-470 PUBLIC HIGHWAY AUTHORITY BEING A PART OF THE E470 PARCEL NO TK-147A REV-5 AS DESCRIBED IN RULE AND ORDER RECORDED AT RECEPTION NO. C0968527 OF THE ADAMS COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, AND CONSIDERING THE SOUTH LINE OF THE SAID SECTION 33, SAID LINE BEING MONUMENTED AT EACH END BY A 3 1/4" ALUMINUM CAP MARKED "CDOT, PLS 23516" CONTAINED WITHIN A RANGE BOX, THE BEARING OF SAID LINE BEING NORTH 89 DEGREES 29 MINUTES 33 SECONDS EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 29 MINUTES 33 SECONDS EAST A DISTANCE OF 1,683.59 FEET ALONG THE SOUTH LINE OF SAID SECTION 33;
NORTH 00 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 29 MINUTES 33 SECONDS WEST A DISTANCE OF 784.98 FEET TO A POINT ON THE WEST LINE OF TK-147A REV-5 AS DESCRIBED IN THE RULE AND ORDER RECORDED AT RECEPTION NO. C0968527 OF THE ADAMS COUNTY RECORDS: THENCE ALONG SAID WESTERLY LINE OF SAID TK-147A REV-5, NORTH 00 DEGREES 30 MINUTES 29 SECONDS WEST A DISTANCE OF 12.50 FEET TO A POINT;
THENCE ALONG A NORTHERLY LINE OF SAID TK-147A REV-5, NORTH 89 DEGREES 29 MINUTES 33 SECONDS EAST A DISTANCE OF 784.98 FEET TO A POINT;
THENCE DEPARTING THE NORTHERLY LINE OF TK-147A REV-5, SOUTH 00 DEGREES 30 MINUTES 27 SECONDS EAST A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.

CONT:

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND NO. TK-147A 3 LT OF THE E-470 PUBLIC HIGHWAY AUTHORITY BEING A PART OF E-470 PARCEL NO. MU-147A LT REV-5 AS DESCRIBED IN RULE AND ORDER RECORDED AT RECEPTION NO. C0968527 OF THE ADAMS COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, AND CONSIDERING THE SOUTH LINE OF THE SAID SECTION 33, SAID LINE BEING MONUMENTED AT EACH END BY A 3 1/4" ALUMINUM CAP MARKED "CDOT, PLS 23516", CONTAINED WITHIN A RANGE BOX, THE BEARING OF SAID LINE BEING NORTH 89 DEGREES 29 MINUTES 33 SECONDS EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 29 MINUTES 33 SECONDS EAST A DISTANCE OF 1,683.59 FEET ALONG THE SOUTH LINE OF SAID SECTION 33;
THENCE NORTH 00 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 87.50 FEET TO THE POINT ON THE NORTH LINE OF TK-147A REV-5 AS DESCRIBED IN THE RULE AND ORDER RECORDED AT RECEPTION NO. C0968527 OF THE ADAMS COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 94.81 FEET TO A POINT ON A WESTERLY LINE OF MU-147A LT REV-5, AS DESCRIBED IN SAID RULE AND ORDER, SAID POINT ALSO BEING OF NON-TANGENT CURVE;
THENCE CONTINUING ALONG THE BOUNDARY OF SAID MU-147A LT REV-5 THE FOLLOWING TEN COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 04 DEGREES 04 MINUTES 39 SECONDS, A RADIUS OF 789.93 FEET, A CHORD WHICH BEARS NORTH 36 DEGREES 54 MINUTES 23 SECONDS WEST, 56.20 FEET, THE ARC HAVING A LENGTH OF 56.22 FEET TO A POINT OF TANGENCY;
2. THENCE NORTH 38 DEGREES 56 MINUTES 42 SECONDS WEST A DISTANCE OF 607.65 FEET TO A POINT;
3. THENCE NORTH 44 DEGREES 42 MINUTES 07 SECONDS WEST A DISTANCE OF 354.20 FEET TO A POINT;
4. THENCE NORTH 65 DEGREES 14 MINUTES 53 SECONDS WEST A DISTANCE OF 255.73 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16 DEGREES 59 MINUTES 55 SECONDS, A RADIUS OF 441.97 FEET, A CHORD WHICH BEARS NORTH 58 DEGREES 49 MINUTES 02 SECONDS EAST, 130.64 FEET, THE ARC HAVING A LENGTH OF 131.13 FEET TO A POINT OF TANGENT CURVATURE;
6. THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVE A DELTA ANGLE OF 05 DEGREES 59 MINUTES 35 SECONDS, A RADIUS OF 364.41 FEET, A CHORD BEARING NORTH 53 DEGREES 18 MINUTES 51 SECONDS EAST, 38.10 FEET, THE ARC HAVING A LENGTH OF 38.12 FEET TO A POINT OF NON-TANGENCY;
7. THENCE SOUTH 44 DEGREES 42 MINUTES 07 SECONDS EAST A DISTANCE OF 561.59 FEET;
8. THENCE SOUTH 38 DEGREES 56 MINUTES 42 SECONDS EAST A DISTANCE OF 611.42 FEET TO A POINT OF TANGENT CURVATURE;
9. THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 38 MINUTES 42 SECONDS, A RADIUS OF 864.93 FEET, A CHORD WHICH BEARS SOUTH 36 DEGREES 07 MINUTES 21 SECONDS EAST, 85.18 FEET, THE ARC HAVING A LENGTH OF 85.22 FEET TO A POINT OF TANGENCY;
10. THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS EAST A DISTANCE OF 117.42 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 29 MINUTES 33 SECONDS WEST A DISTANCE OF 75.01 FEET ALONG THE NORTH LINE OF SAID TK-147A REV-5, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 44 DEGREES 45 MINUTES 45 SECONDS EAST A DISTANCE OF 42.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD, NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST A DISTANCE OF 45.00 FEET TO A POINT;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD, NORTH 89 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 867.91 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 30 MINUTES 31 SECONDS EAST A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 120TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 120TH AVENUE, SOUTH 89 DEGREES 29 MINUTES 29 SECONDS WEST A DISTANCE OF 868.33 FEET TO THE POINT OF BEGINNING.

CONT:

PARCEL B:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 44 DEGREES 45 MINUTES 45 SECONDS EAST A DISTANCE OF 42.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD, NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST A DISTANCE OF 45.00 FEET TO A POINT;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF BUCKLEY ROAD, NORTH 89 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 867.91 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 30 MINUTES 31 SECONDS EAST A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 120TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 120TH AVENUE, SOUTH 89 DEGREES 29 MINUTES 29 SECONDS WEST A DISTANCE OF 868.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 34.113 ACRES (1,485,944 SQUARE FEET), MORE OR LESS.

PUD ZONE DOCUMENT AMENDMENT

DATE SUBMITTED:

02/24/23

RESUBMITTALS:

06/02/23

12/20/23

05/23/24

07/15/24

Designed By: EM

Checked By: BN

SHEET: 2 / 8

ONE BUCKLEY PUD ZONE DOCUMENT

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 3 OF 8
PUD DESCRIPTION



Farnsworth
GROUP

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EMARTIN@F-W.COM

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SHEET: 3 / 8

PROJECT INTENT:

THE ONE BUCKLEY PUD WILL PROVIDE BOTH COMMERCIAL AND RESIDENTIAL USES WITHIN THE 32 ACRES OF THE SITE. THE SITE WILL BE DIVIDED INTO THREE ZONES:

THE COMMERCIAL ZONE IS LOCATED ALONG THE SOUTH BORDERING 120TH TO MAXIMIZE THE HIGH VISIBILITY CORNER OF BUCKLEY ROAD AND 120TH.

THE RESIDENTIAL ZONE, WHICH WILL BE A MIX OF MULTI-STORY TOWNHOME, AND SINGLE FAMILY DETACHED PRODUCTS, WILL BE LOCATED TO THE NORTH EAST, NEIGHBORING THE EXISTING O'BRIAN CANAL. THE O'BRIAN CANAL WILL PROVIDE A DETENTION/AMENITY ZONE AND MAXIMIZE VIEWS THE THE NORTHERN RESIDENTIAL AREA.

A MIXED USE COMMERCIAL/RESIDENTIAL ZONE WILL BE LOCATED TO THE NORTH WEST ALONG BUCKLEY ROAD. THIS WILL PROVIDE A BUFFER FOR THE INTERIOR NEIGHBORHOOD AGAINST BUCKLEY ROAD.

THE GOAL OF LOCATING THESE THREE USE TYPES ADJACENT TO ONE ANOTHER IS TO PROMOTE MORE ECONOMICAL AND EFFICIENT USE OF LAND WHILE PROVIDING A HARMONIOUS GROUPING OF A VARIETY OF LAND USES.

A SERIES OF PATHWAYS AND GREEN SPACES WILL LINK THE THREE ZONES, CREATING A WALKABLE AND ACCESSIBLE COMMUNITY FOR ALL AGES AND ABILITIES.

THE RESIDENTIAL PARCELS WILL ALLOW FOR A VARIETY OF RESIDENTIAL DENSITIES. THIS WILL INTRODUCE SEVERAL FAMILY TYPES AND ALLOW FOR MULTIPLE LIFESTYLES. THIS BLEND OF CULTURE WILL CREATE A VARIETY OF USERS FOR THE COMMERCIAL BUILDINGS AND AMENITY SPACES WHICH WILL BE LOCATED THROUGHOUT THE 32 ACRES.

THIS MIX OF USES IS INTENDED TO MAKE A UNIFIED COMMUNITY, AND WOULDNT BE FEASIBLE UNDER STANDARD ZONING. IT WILL ENABLE THE APPLICANT TO DELIVER A VIBRANT PROJECT TO THE COMMUNITY.

ARCHITECTURAL CHARACTER OF THE DEVELOPMENT WILL EMPLOY AN ENHANCED PALETTE OF QUALITY MATERIALS ARTICULATED WITH TEXTURED ELEMENTS, PEDESTRIAN SCALED DETAILING, AND A CONTEMPORARY COLOR SCHEME ACCENTED WITH NATURAL ELEMENTS.

UNIQUE FEATURES:

THE CONCEPT PLAN INCLUDES A NETWORK OF PEDESTRIAN PATHS AND INTERACTIVE FEATURES INCLUDING A PEDESTRIAN PLAZA WITH A FOUNTAIN FEATURE ON THE CORNER OF EAST 120TH AVENUE AND BUCKLEY ROAD AND A LINEAR PARK NETWORK CONNECTING VARIOUS OPEN SPACE NODES, INTEGRATING BOTH THE COMMERCIAL AND RESIDENTIAL EXPERIENCES. ADDITIONAL AMENITIES CONTAINED IN THE CONCEPT PLAN INCLUDE A SEAT WALL NOOK, DECORATIVE SEATING BOULDERS, A FIREPIT FEATURE AND TENANT PATIOS THAT WILL ENHANCE THE EXPERIENCE FOR TENANTS, CUSTOMERS AND RESIDENTS.

ARCHITECTURAL CHARACTER OF THE DEVELOPMENT WILL EMPLOY AN ENHANCED PALETTE OF QUALITY MATERIALS ARTICULATED WITH TEXTURE ELEMENTS, PEDESTRIAN SCALED DETAILING AND A CONTEMPORARY COLOR SCHEME ACCENTED WITH NATURAL ELEMENTS.

EXISTING AMENITIES:

THE RESIDENTIAL PARCEL WILL TAKE ADVANTAGE OF THE O'BRIAN CANAL, WHICH RUNS PARALLEL TO THE NORTH OF THE SITE, TO CREATE A DETENTION AMENITY ZONE AND MAXIMIZE VIEWS TO THE SURROUNDING AREA.

THE COMMERCIAL PARCEL WILL BE LOCATED IN THE SOUTH AND WEST AREAS OF THE SITE TO MAXIMIZE THE HIGH VISIBILITY CORNER OF BUCKLEY ROAD AND 120TH AVENUE.

WITHIN 3 MILES OF THE SITE IS BARR LAKE STATE PARK AND BUFFALO RUN GOLF COURSE, PROVIDING CONVENIENTLY LOCATED ATTRACTIONS NEARBY.

COMPREHENSIVE PLAN GOALS AND POLICIES:

THE PROJECT AREA HAS BEEN DESIGNATED IN THE FUTURE LAND USE PLAN AS COMMUNITY COMMERCE CENTER IN THE NORTHERN RANGE FOCUS AREA.

THE IMMEDIATE FUTURE LAND USE DESIGNATIONS SURROUNDING THE PROPERTY ARE VARIED WITH RESIDENTIAL-LOW TO THE WEST, EMPLOYMENT CAMPUS / BUSINESS CENTER TO THE SOUTH AND OPEN SPACE TO THE NORTH AND EAST. THE PROJECT WILL BE A MIXED-USE PROJECT THAT WOULD BLEND ALL OF THE SURROUNDING LAND USES TO A SINGULAR DEVELOPMENT

THE "C3 BUSINESS PLAN" RECOMMENDS "CENTERS" TO BE DESIGNED ACCORDING TO THE FOLLOWING PRINCIPLES: HIGH-QUALITY DESIGN, MIX OF COMPLEMENTARY USES, HIGH-QUALITY PEDESTRIAN AND BICYCLE ENVIRONMENT, CONNECT TRANSPORTATION NETWORK AND TRANSITION FROM AND CONNECTED TO SURROUNDING AREAS.

THE PROJECT WILL INCORPORATE THESE IDEALS THROUGH THE USE OF HIGH ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS. THE MIXED-USE DEVELOPMENT WILL BENEFIT RESIDENTS WITH EASE OF ACCESS TO RETAIL AND RESTAURANTS, AND THE COMMERCIAL BUSINESSES WILL BENEFIT BY BUILT IN POPULATION AND EMPLOYMENT BASE. THE PROJECT WILL BE VERY PEDESTRIAN AND BICYCLE FRIENDLY THROUGH THE USE OF INTERNAL STREET NETWORKS AND WALKABLE PEDESTRIAN PLAZAS. ACCESS TO THE SITE IS CONVENIENTLY LOCATED AT THE NORTHEAST CORNER OF 120TH AVENUE AND BUCKLEY ROAD WITH DIRECT ACCESS TO E-470 VIA 120TH AVENUE.

THE CITY'S COMPREHENSIVE PLAN HAS THIS LAND PROPOSED AS A COMMUNITY COMMERCIAL CENTER, WHICH GOAL IS AIMED TO SERVICE MULTIPLE NEARBY NEIGHBORHOODS AND DAY-TO-DAY NEEDS.

THERE ARE SEVEN COMMUNITY DESIGN CRITERIA THAT RELATE TO THE PROJECT.

1. THE CONCEPT OF THE PROJECT CONTAINS A MIX OF USES.
2. THE BUILDINGS WILL BE ORIENTED TOWARD THE FRONT OF THE MAIN STREETS; EAST 120TH AVENUE AND BUCKLEY ROAD.
3. THE SITE LAYOUT WILL INCLUDE PEDESTRIAN PLAZAS AND OPEN SPACES FOR PUBLIC GATHERINGS.
4. PARKING WILL BE ORIENTED ON THE INTERIOR OF THE SITE, AWAY FROM ROAD FRONTAGE WHERE POSSIBLE. PARKING FOR THE RESIDENTIAL USES WILL BE CONTAINED WITHIN THEIR OWN USES WITH ADDITIONAL PARKING SERVICED BY THE INTERIOR ROADS.
5. MAINTENANCE, SERVICE AREAS AND UTILITIES WILL BE SCREENED FOR THE RETAIL AND COMMERCIAL BUILDINGS.
6. VISUAL INTERESTS SUCH AS PEDESTRIAN PLAZAS WITH TENANT PATIOS, OPEN SPACES, LINEAR PARKS AND A FOUNTAIN FEATURE ARE LOCATED THROUGHOUT ONE BUCKLEY
7. SITE ACCESS WILL BE ACCOMMODATED FOR ACCESS ON 120TH AND BUCKLEY ROAD. TWO ADDITIONAL RIGHT-IN/RIGHT OUT ACCESS POINT ARE PLANNED, ONE ON BUCKLEY ROAD AND ONE ON 120TH AVENUE.

PARCEL ACREAGES, SHAPES, AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT.

ANY STANDARDS NOT ADDRESSED HEREIN SHALL DEFAULT TO THE STANDARDS OF THE COMMERCE CITY LAND DEVELOPMENT CODE.

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 PHASES AS CONDITIONS DICTATE.

CONSTRUCTION WITHIN THIS DEVELOPMENT WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS, LATEST EDITION AS CURRENTLY ADOPTED OR AMENDED.

PUBLIC UTILITIES ARE PERMITTED IN ALL ZONE DISTRICTS, AND SHALL BE UNDERGROUND

PROJECT DESIGN GUIDELINES:

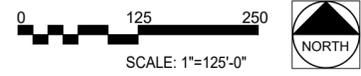
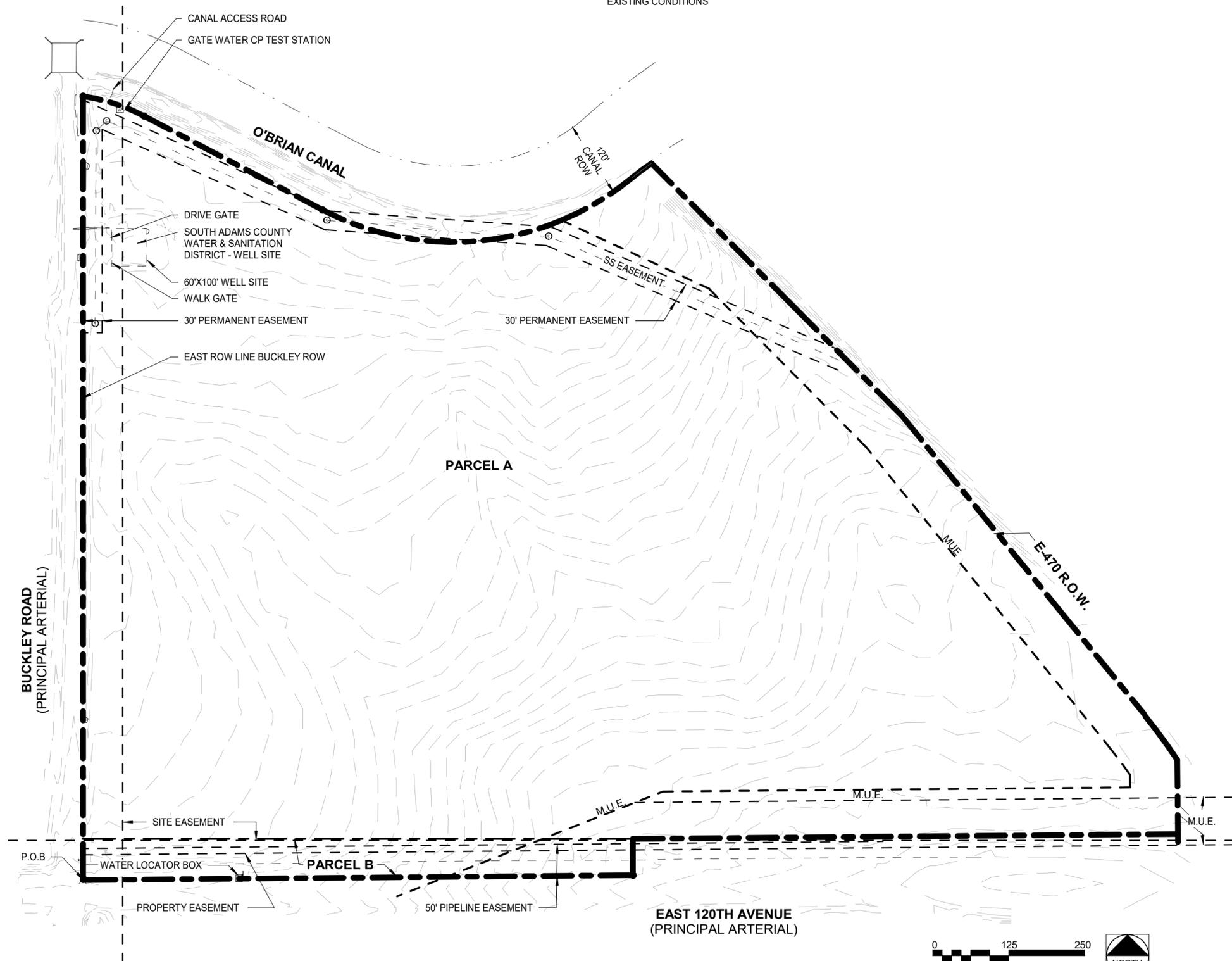
REFER TO THE ONE BUCKLEY DESIGN GUIDELINES FOR THE FOLLOWING STANDARDS:

- SIGNAGE
- VEHICULAR AND PEDESTRIAN CIRCULATION
- STREETSCAPES
- SITE FURNISHINGS
- PUBLIC SPACE DESIGN AND REQUIREMENTS
- BUILDING MASS AND SCALE
- BUILDING TRANSPARENCY
- AWNINGS AND CANOPIES
- BUILDING MATERIAL REQUIREMENTS
- ROOF FORMS AND MATERIALS
- FENCING
- LIGHTING

ONE BUCKLEY PUD ZONE DOCUMENT

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 4 OF 8
EXISTING CONDITIONS



Farnsworth
GROUP

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PROPERTY OWNER

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**PUD ZONE
DOCUMENT
AMENDMENT**

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02/24/23

RESUBMITTALS:
06/02/23
12/20/23
05/23/24
07/15/24

Designed By: EM
Checked By: BN

ONE BUCKLEY PUD ZONE DOCUMENT

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 5 OF 8
SITE PLAN



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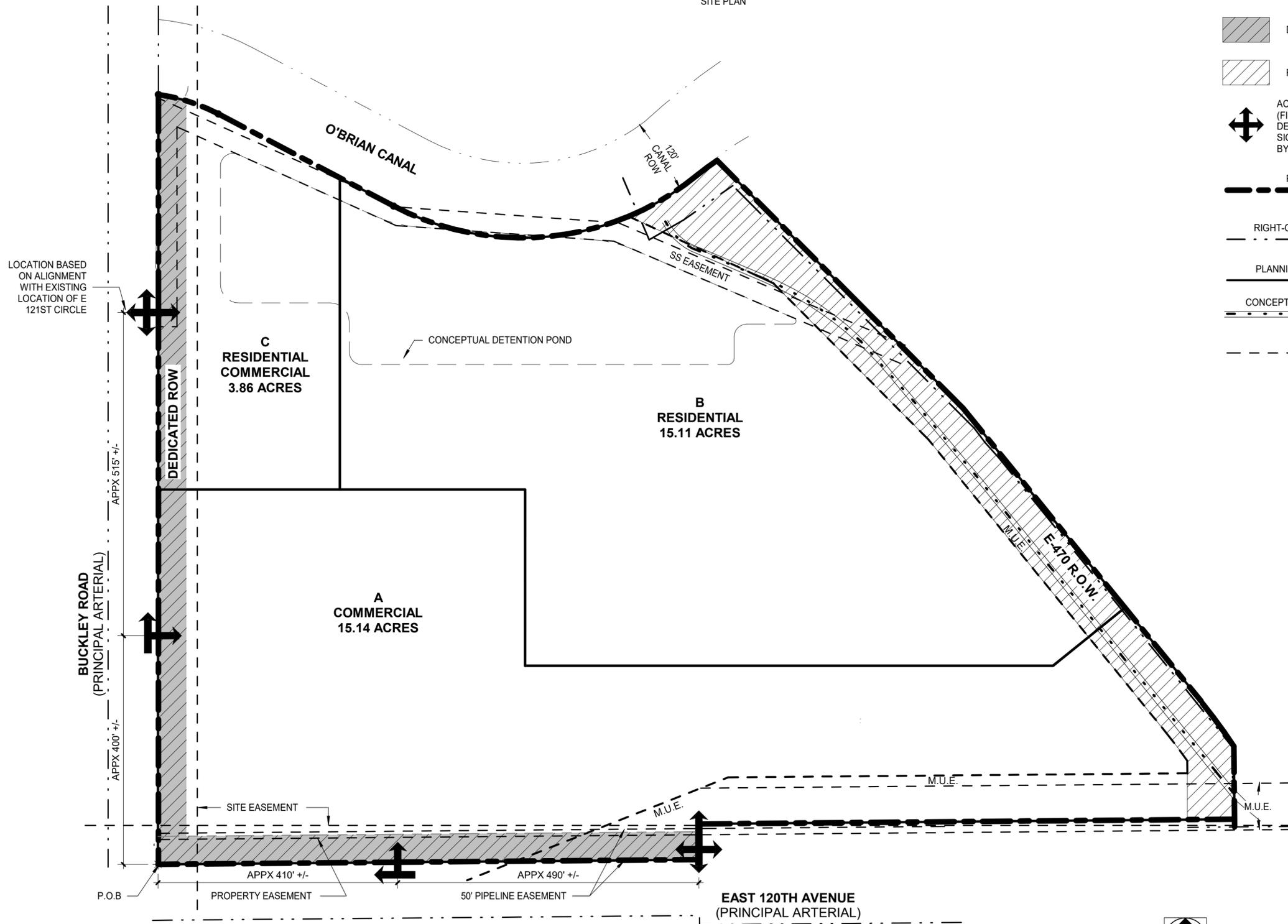
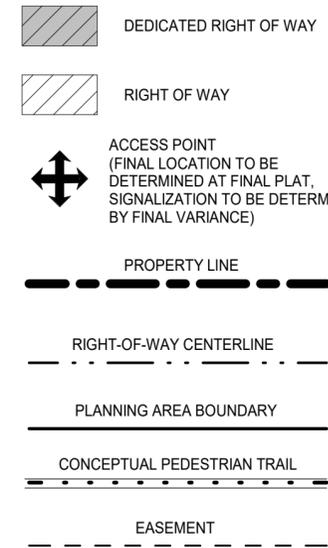
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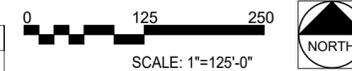
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SHEET: 5 / 8



LAND USE CHART BY PLANNING AREA

PLANNING AREA	LAND USE	ACRES	% ACRES
A	COMMERCIAL	15.14	44.3%
B	RESIDENTIAL	15.11	44.2%
	DETENTION	2.97	
C	RESIDENTIAL, COMMERCIAL	3.86	11.3%
	DETENTION	.94	
	RIGHT-OF-WAY	2.13	
	E470 RIGHT-OF-WAY	2.54	
TOTAL (GROSS)		34.11	100%
TOTAL (NET - MINUS E470 RIGHT OF WAY)		31.57	92.6%



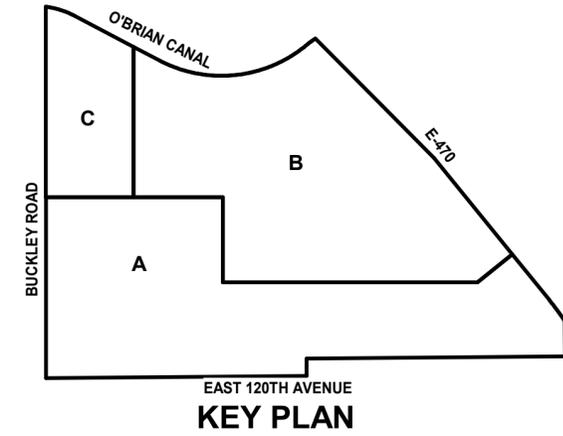
GENERAL NOTES:

- THIS PUD HAS STAND ALONE DESIGN STANDARDS.
- NO STRUCTURES ARE ALLOWED IN THE MUE.
- LANDSCAPING IS ONLY ALLOWED IN THE OUTER 25' OF THE MUE
- NO STRUCTURES ARE ALLOWED IN THE O'BRIAN CANAL ROW
- NO STRUCTURES ARE ALLOWED IN THE DETENTION POND. POND SIZE SHOWN FOR REFERENCE, EXTENTS WILL BE PROVIDED UNDER A SEPARATE SUBMITTAL.
- FUTURE ROW WILL BE DEDICATED SUBJECT TO FURTHER CITY PROCESSES.

ONE BUCKLEY PUD ZONE DOCUMENT

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 6 OF 8
PERMITTED USES



LAND USE DEFINITIONS:

REFER TO THE ONE BUCKLEY DESIGN GUIDELINES FOR LOT EXAMPLES

- GROSS DENSITY**
DEFINED BY DIVIDING THE TOTAL NUMBER OF DWELLING UNITS BY THE ENTIRE ACREAGE OF THE DEVELOPMENT PARCEL.
- NET DENSITY**
DEFINED BY DIVIDING THE NUMBER OF DWELLING UNITS BY THE USABLE LAND IN THE DEVELOPMENT PARCEL. USEABLE LAND IS DEFINED AS ALL LAND INVOLVING THE RESIDENTIAL USE IN THE SUBDIVISION EXCLUDING FLOODPLAIN, PUBLIC RIGHT-OF-WAY, DEDICATIONS, PUBLIC SCHOOL SITES, PUBLIC LIBRARY SITES, POLICE STATIONS, FIRE STATION SITES, PRIVATE PARKS AND RECREATION FACILITIES, AND DRAINAGE DETENTION AREAS.
- LIVABLE AREA**
DEFINED AS THE INTERIOR LIVING AREA OF A HOME NOT INCLUDING THE GARAGE OR BASEMENT
- MINIMUM LOT FRONTAGE**
MEASURED AT THE BUILDING SETBACK FOR HOMES OR BUSINESSES ON A PUBLIC STREET OR PRIVATE DRIVE.
- MULTI FAMILY ATTACHED**
INCLUDES ROW HOMES, TOWNHOMES, BROWNSTONES, AND BACK TO BACK TOWNHOMES. REFER TO DESIGN GUIDELINES FOR INDIVIDUAL STANDARDS.
- MULTI FAMILY**
INCLUDES FLATS, WHICH ARE MULTI FAMILY APARTMENT BUILDINGS. REFER TO DESIGN GUIDELINES FOR INDIVIDUAL STANDARDS.
- SINGLE FAMILY DETACHED**
INCLUDES PATIO HOME AND SINGLE FAMILY HOMES. REFER TO DESIGN GUIDELINES FOR INDIVIDUAL STANDARDS.
- SINGLE FAMILY ATTACHED**
INCLUDES TANDEM HOMES, WHICH ARE TWO-FAMILY DWELLINGS. REFER TO DESIGN GUIDELINES FOR INDIVIDUAL STANDARDS
- VERTICAL MIXED-USE**
DEFINED AS AN ENVIRONMENT HAVING URBAN CHARACTERISTICS WITHIN A RELATIVELY SMALL AREA OF LAND THROUGH THE CLOSE PROXIMITY OF ACTIVITIES AND INCREASED SOCIAL AND CULTURAL OPPORTUNITIES. THE USES WITHIN THIS DISTRICT ARE PRIMARILY COMMERCIAL IN NATURE, AND THE RESIDENTIAL DEVELOPMENT IS INCORPORATED INTO THE RETAIL ENVIRONMENT.

THE PERMITTED NET DENSITY IN VERTICAL MIXED-USE IS: 70% MAXIMUM RESIDENTIAL AND MINIMUM OF 30% NON-RESIDENTIAL PER DEVELOPMENT.

VERTICAL MIXED-USE IS ALLOWED ONLY IN PLANNING AREA C. REFER TO THE PERMITTED USES TABLE ON SHEET 7 / 8.
- THE MAXIMUM BUILDING HEIGHT IS 150' IN VERTICAL MIXED USE BUILDINGS ONLY
- THE MINIMUM SEPARATION BETWEEN BUILDINGS IS 20'.
- FOR SINGLE FAMILY ATTACHED THE MINIMUM LOT SIZE IS 3,600 SF FOR A TWO-FAMILY DWELLING THAT IS NOT SUBDIVIDED. THE MINIMUM LOT SIZE IS 1,800 SF FOR A SUBDIVIDED LOT WITH A 0 LOT LINE.
- FOR SINGLE FAMILY ATTACHED THE MINIMUM GROSS FLOOR AREA IS 1,500 SQUARE FEET FOR A TWO-FAMILY DWELLING, WITH 750 SQUARE FEET FOR EACH DWELLING UNIT.
- FRONT SETBACK FOR A GARAGE IS 20' FOR EACH OF THE USES.
- THERE IS A 15' MINIMUM SIDE YARD SETBACK AT CORNER LOTS.
- THE REAR YARD SETBACK FOR SINGLE FAMILY ATTACHED AND MULTI FAMILY ATTACHED IS 15' WHEN FRONT LOADED, 6' FOR REAR LOADED NO PARKING, AND 20' REAR LOADED WITH PARKING.
- IF SINGLE FAMILY ATTACHED LOT IS SUBDIVIDED, COMMON WALL SETBACK IS 0'. FOR A CORNER LOT THE MINIMUM SIDE YARD SETBACK IS 15'.
- WITH A REAR LOADED PATIO HOME THE MINIMUM SETBACK IS 5' WHEN FRONTING A PARK OR OPEN SPACE.
- SETBACK OF 5' FOR A SINGLE FAMILY HOME INTERIOR SIDE. SETBACK OF 7' AT INTERIOR ENTRY SIDE YARD. REFER TO DESIGN GUIDELINES FOR DIAGRAM OF INTENT. THE MAXIMUM SIDE YARD FOR A CORNER LOT CONDITION IS 15'.
- WITH A FRONT LOADED PATIO HOME THE MINIMUM REAR SETBACK IS 5' WHEN ABUTTING A PARK OR OPEN SPACE.

DEVELOPMENT STANDARDS:

PLANNING AREA: A		
USES	NON-RESIDENTIAL	
Permitted Net Density - Minimum	N/A	
Permitted Net Density - Maximum	N/A	
Minimum lot size	8,000 SF	
Minimum livable square footage	N/A	
Minimum lot frontage	70'	
Maximum Building Height <small>(Subject to FAA Part 77)</small>	90'	
Building Setbacks		
Front <small>(From ROW)</small>	MIN	10'
	MAX	25'
Side	MIN	15'
Rear	MIN	15'

PLANNING AREA: B					
USES	MULTI FAMILY ATTACHED <small>(SEE NOTE 5)</small>	SINGLE FAMILY ATTACHED	MULTI FAMILY <small>(SEE NOTE 6)</small>	SINGLE FAMILY DETACHED	NON-RESIDENTIAL
Permitted Net Density - Minimum	8 DU/ACRE	6 DU/ACRE	N/A	4 DU/ACRE	N/A
Permitted Net Density - Maximum	25 DU/ACRE	25 DU/ACRE	25 DU/ACRE	12 DU/ACRE	N/A
Minimum lot size	N/A	3,600 SF <small>(SEE NOTE 12)</small>	2,000 SF	3,500 SF	8,000 SF
Minimum livable square footage	400 SF	1,500 SF <small>(SEE NOTE 13)</small>	800 SF - 2,000 SF	900 SF	N/A
Minimum lot frontage	16'	25'	N/A	35'	30'
Maximum Building Height <small>(Subject to FAA Part 77)</small>	50'	35'	75'	35'	50'
Building Setbacks					
Front <small>(SEE NOTE 14)</small>	MIN	10'	10'	15'	10' <small>(SEE NOTE 18)</small>
	MAX	N/A	50'	30'	N/A
Side	MIN	5' <small>(SEE NOTE 15)</small>	5' <small>(SEE NOTE 17)</small>	15' <small>(SEE NOTE 11)</small>	5' <small>(SEE NOTE 19)</small>
Rear	MIN	15' <small>(SEE NOTE 16)</small>	15' <small>(SEE NOTE 16)</small>	15'	15' <small>(SEE NOTE 20)</small>

PLANNING AREA: C			
USES	MULTI FAMILY ATTACHED <small>(SEE NOTE 5)</small>	MULTI FAMILY <small>(SEE NOTE 6)</small>	NON-RESIDENTIAL
Permitted Net Density - Minimum	8 DU/ACRE	N/A	N/A
Permitted Net Density - Maximum	25 DU/ACRE	25 DU/ACRE	N/A
Minimum lot size	N/A	2,000 SF	8,000 SF
Minimum livable square footage	400 SF	800 SF - 2,000 SF	N/A
Minimum lot frontage	16'	N/A	30'
Maximum Building Height <small>(Subject to FAA Part 77)</small>	50'	75'	35' <small>(SEE NOTE 9/10)</small>
Building Setbacks			
Front <small>(SEE NOTE 14)</small>	MIN	10'	15'
	MAX	N/A	30'
Side	MIN	5' <small>(SEE NOTE 15)</small>	15' <small>(SEE NOTE 11)</small>
Rear	MIN	15' <small>(SEE NOTE 16)</small>	15'

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PUD ZONE
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SHEET: 6 / 8

ONE BUCKLEY PUD ZONE DOCUMENT

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 7 OF 8
PERMITTED USES

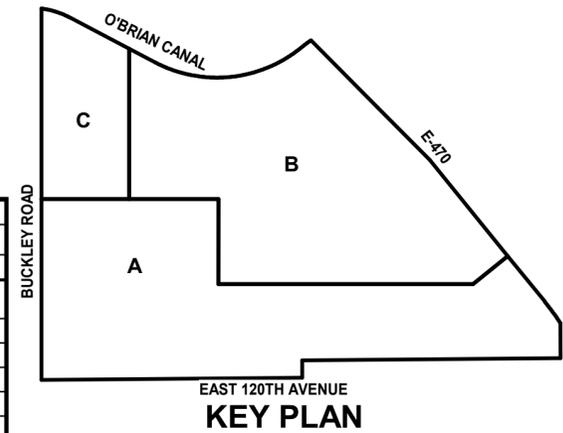


TABLE OF LAND USES				
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE BLANK CELL = PROHIBITED				
PLANNING AREA		A	B	C
Horticulture & Nurseries	Community Garden	R	R	R
	Doggie day care centers	P		
	Veterinary offices or clinics	R		R
Antennas	Antennas for commercial and industrial use as an accessory to principal use	P		
	Antenna and support structure for amateur radio communications		P	
	Radio or television broadcasting offices	R		
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)	R		
Eating and Drinking establishments	Bar, Tavern, Night Club	C		C
	Brewpub	C		C
	Catering Services	R		R
	Restaurant with drive-thru/up	R		R
	Restaurant without drive-thru/up	R		R
	Tasting Room	C		C
Financial Institutions	Bank or financial institution	R		R
Food and Beverage Sales	Convenience store/grocery store (<5,000 SF)	R		R
	Grocery Store (>5,000 SF)	R		
	Liquor store	R		R
	All other similar uses (E.g. delicatessen, retail bakery, specialty food market, coffee shop)	R		R
Fuel Sales	Fuel sales with no vehicle repair	R		
	Fuel sales with minor vehicle repair	R		
	Natural gas fuel sales	R		
Funeral and Internment Services	Funeral home	R		C
Office	Business or professional (including medical/dental office/clinics)	R		R
	Courier services	R		R
	Massage therapy office/clinics	R		R
	Substance Abuse Treatment Facility, Outpatient Clinic	R		P
	Instructional services, studios	R		R
Personal Services	All other similar uses	R		R
Recreation or Amusement Facilities, Private	Bingo Establishments / social gaming outlet / performance centers	R		
	Bowling, billiards, movie theaters, & similar uses	R		
	Drive-in theater	C		
	Health clubs	R		
	Outdoor Recreation	R	P	R
Repair Services (not including vehicles)	Furniture or major household appliance repair	R		
	All other similar uses	R		
Retail Establishments	Retail business store <5,000 SF	R		R
	Retail business store <25,000 SF	R		C
	Retail business store >25,000 SF	R		
	Tattoo Parlor	R		R
	Thrift/Consignment Store	R		R
Vehicle /Equipment Sales and Services	Automobile rentals	P		
	Automobile washing facility	R		
	Limited moving truck (<30 feet)/equipment self-rental facilities	P		
	Major equipment repair			
	Motor vehicle dealer/sales, new and used automobiles, RVs trailers, and campers	C		
	Vehicle repair major (include auto body repair, paint shops, and incidental sales of parts)	C		
	Vehicle repair, minor	R		
Visitor Accomodations	Bed and breakfast establishments		P	R
	Hotel or motel lodging establishments	R		
Office Flex	Office Flex	C		
Auction House or Yard	Auction house (inside)	C		
Manufacturing, Light	Pharmaceutical and medical product manufacturing	R		
	Artisan and handcrafted manufacturing	R		R

TABLE OF LAND USES CONT'D				
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE BLANK CELL = PROHIBITED				
PLANNING AREA		A	B	C
Manufacturing, Food	Bakeries, pasta and tortilla manufacturing	R		
	Beverage manufacturing	C		
	Brewery	C		
	Distillery	C		
	Microbrewery	C		
	Micro-winery	C		C
	Other food manufacturing	C		
Winery	C			
Motion Picture and Video Industry	Motion picture and video industry	R		
Outdoor Storage	Above-ground storage tanks of propane <10,000 cubic feet capacity	R		R
	Scientific R & D services	R		
Research and Development Services	Testing laboratories, non-medical	R		
	Trade and technical uses	R		
Wholesale Establishments (including accessory offices)	Retail sales in conjunction with wholesaling	C		
Ambulance Service	Garage and office for ambulance service	R		R
Clubs and Lodges	Private lodge or club	R		P
Community Services	Events center <15,000 SF	R		
	Events center >15,000 SF	R		
Day Care Facilities, Adult or Child	Child care center	R	P	R
	Adult day care center	R	P	R
	Day care home	R	R	R
Hospitals	Outpatient care center	R		
Public Lands, Parks, and Buildings	Library	R	P	R
	Public administrative office or service building	R		R
	Public park or recreational facilities	R	R	R
Religious Institutions	Church or religious institution	R	P	R
	Elementary and secondary education schools	R	P	R
	Private business, trade, and vocation schools	R	P	R
	Post secondary colleges and universities	C		
	Schools of special instruction	R	P	R
Transportation Facilities	Parking garage	R	R	R
Utilities	Electric substation or gas regulator station	C		C
	Public utility installation	C	C	C
	Public utility office	R		
	Wind energy conversion system (windmills)	P	P	P
Zoos, Arboretum, Botanical Gardens	Zoos, Arboretum, Botanical Gardens	C		
Group Living Facilities	Group home - Type A	R	R	
	Group home - Type B		C	
Household Living	Residential Dwellings as specified in the Development Standards		R	R
	Single Family Attached		R	R
	Single Family Detached		R	
	Foster care home		R	
	Boarding or rooming house		R	
	Home occupation		R	R
	Residential in a vertical mixed-use of commercial / service uses and high density residential			R
Senior Housing	Nursing home	R	P	P
	Assisted living facility	R	R	P

PERMITTED LAND USE NOTES

- SEE DEFINITIONS IN THE COMMERCE CITY LAND DEVELOPMENT CODE FOR USES, RESTRICTIONS AND REQUIREMENTS OF AN ALLOWED USE BY RIGHT (R) (USE IS SPECIFICALLY PERMITTED IN THE ZONE DISTRICT); USE BY PERMIT (P) (REVIEW AND APPROVAL BY THE BOARD OF ADJUSTMENTS OR CONDITIONAL USE (C) (CONDITIONAL USES ARE AUTHORIZED BY THE CITY COUNCIL AFTER REVIEW BY THE PLANNING COMMISSION).
- UNLESS SPECIFICALLY LISTED WITHIN THE ONE BUCKLEY PUD ZONE DOCUMENT TABLE OF USES, A USE SHALL BE CONSIDERED PROHIBITED UNLESS THE CITY DETERMINES IT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE V OF THE LDC OR THAT THE USE FALLS INTO ONE OF THE LISTED USE CLASSIFICATIONS AS DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT IN ACCORDANCE WITH THE PROCESS IN ARTICLE IV OF THE LAND DEVELOPMENT CODE.

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ONE BUCKLEY PUD ZONE DOCUMENT

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 8 OF 8
ROAD STANDARDS

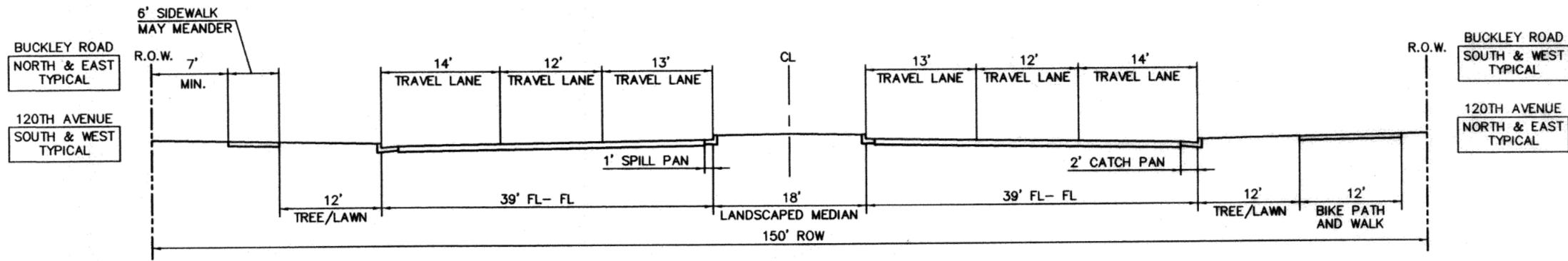


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BUCKLEY ROAD/120TH AVENUE
PRINCIPAL ARTERIAL

SCALE: 1"=10'-0"

NOTES:

1. TURN AND DECEL/ACCEL LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
2. EASEMENTS MAY BE DEDICATED AS RIGHT-OF-WAY IF SETBACKS ARE NOT AN ISSUE.
3. SIDEWALKS MAY MEANDER.
4. DUAL LEFT TURNS SHALL BE PROVIDED WHERE TRAFFIC VOLUMES DICTATE.
5. SEE PRINCIPAL AND REGIONAL ARTERIAL INTERSECTION DETAILS FOR TURN LANE AND ROW CONFIGURATIONS (CITY STANDARDS).

STREET SECTION

PUD ZONE DOCUMENT AMENDMENT

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