

CanAm

Annexation & Zoning

City Council
October 4, 2021

CANAM PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED WITHIN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

TABLE OF ALLOWED USES (BY PLANNING AREA)

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA			
		A	B	C	D
AGRICULTURAL USES					
Horticulture & Nurseries	Community garden	R	R	R	C
	Greenhouse/nursery/tree production (with no outdoor storage)	R	R	R	C
COMMERCIAL USES					
Animal Services	Animal boarding (indoor/outdoor kennels) and training	R	R	C	
	Doggie day care centers	R	R	C	
	Veterinary offices or clinics	R	R	C	
Antennas	Antennas for commercial/industrial use accessory to principal use	R	R		
	Antenna and support structure for amateur radio communications	R	R		
	Radio or television broadcasting offices	R	R		
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment-without outdoor storage)	R	R		
	Bar, tavern, night club	R	R	R	
Eating and Drinking Establishments	Brewpub	R	R	R	
	Catering services	R	R		
	Restaurant with drive-thru/up	R	R		
	Restaurant without drive-thru/up	R	R	R	
	Tasting Room	R	R	R	
Financial Institutions	Bank or financial institution	R	R	R	
	Convenience store/grocery store (< 10,000 sf)	R	R	R	
Food and Beverage Sales	Grocery store (> 5,000 sf and < 40,000 sf)	R	R	R	
	Liquor store	R	R	R	

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA			
		A	B	C	D
INDUSTRIAL USES					
Artisan/Handcrafted Manufacturing	Artisan/handcrafted manufacturing	R	R		
	Manufacturing, Oil and Gas	C	C	C	C
Research and Development Services	Scientific R & D services	R	R		
	Testing laboratories, non-medical	R	R		
PUBLIC, INSTITUTIONAL & CIVIC USES					
Ambulance Service	Garage and office for ambulance service	R	R		
Arts and Cultural Uses	Arts and cultural uses	R	R	R	
	Private lodge or club	R	R	R	
Clubs and Lodges	Gun club (indoor)	R	R		
	Community Services	Events center (< 15,000 sf)	R	R	R
Day Care Facilities, Adult or Child	Events center (> 15,000 sf and < 40,000 sf)	R	R	R	
	Child care center	R	R	R	R
Public Lands, Parks, and Buildings	Adult day care center	R	R	R	R
	Outpatient surgical centers	R	R	R	
	Library	R	R	R	R
Religious Institutions	Public administrative office or service building	R	R	R	
	Public park or recreational facilities	R	R	R	R
	Police or fire station	R	R	R	
Educational Facilities	Church or religious institution	R	R	R	R
	Elementary and secondary education schools	R	R	R	R
	Private business, trade, and vocation schools	R	R	R	

Fuel Sales (see Allowed Use Note 1)	Fuel sales with no vehicle repair	R			
	Fuel sales with minor vehicle repair	R			
	Natural gas fuel sales	R			
	Natural gas fuel sales for trucks	R			
	Diesel fuel sales for trucks	C			

Personal Services	Instructional services, studios	R	R		
	Bingo establishments/social gaming/outlet/performance centers	R	R		
Recreation or Amusement Facilities, Private	Bowling, billiards, movie theaters & similar uses	R	R		
	Health clubs	R	R	R	R
Repair Services (Not Including Vehicles)	Outdoor recreation	R	R		
	Furniture or major household appliance repair	R	R		
Retail Establishments	Retail business store (< 25,000 square feet)	R	R	R	C
	Retail business store (> 25,000 square feet and < 40,000 sf)	R	R	R	
	Tattoo parlor	R	R		
	Thrift/consignment store	R	R		
Vehicle/Equipment Sales and Services	Automobile rentals	R			
	Automobile washing facility	R			
	Tire shop	R			
Visitor Accommodations	Vehicle repair, minor	R			
	Bed and breakfast establishments	R	R	C	C
	Hotel or motel lodging establishments	R	R	R	
Manufacturing, Food	Brewery	R	R		
	Distillery	R	R		
	Microbrewery	R	R		

LEGEND

R = Allowed by Right

C = Conditional Use

DEFINITIONS

- Arts and Cultural Uses shall mean a space providing for creation, display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, performance space, artist's studios, galleries, interpretive sites, and independent theaters.
- Artisan/Handcrafted Manufacturing shall mean the shared or individual use of hand-tool, mechanical tools and electronic tools for the manufacturer of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products, non-alcoholic beverages, printmaking, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production.
- Patio Homes Type A shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. Type A Patio Homes may take the form of single-family detached or paired housing products.
- Patio Homes Type B shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. Type B Patio Homes may take the form of triplex or higher multiple unit buildings.

ALLOWED USE NOTES:

- Fuel sale uses are permitted up to 5 pump islands (2 pumps per island) for standard car fueling and 4 individual bays (consisting of 5 pump islands) 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 as shown in the allowed land use table.
- Grocery/convenience store uses operating on a twenty-four (24) business schedule are allowed in those parcels where such food and beverage sales uses are allowed.
- Commerce City liquor laws and licensing requirements/limitations will apply, as applicable.
- Residential Parking facilities are permitted in PA's B, C, & D.

GENERAL USE NOTES

- The existing agricultural uses on the property (farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in that parcel requiring removal, such as time of Plat and PUD Permit. At that time the agricultural and existing residential use will be discontinued and removed.
- Unless specifically listed or similar to uses listed within this CanAm 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 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 CanAm PUD Zone Document and the Commerce City Land Development Code, then this CanAm PUD Zone Document will apply. If the CanAm does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.
- School sites are not anticipated in the CanAm PUD Zone Document area.

CANAM
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT
COMMERCE CITY, COLORADO

OWNER:
Rebeck Submitter LLC
207 S. Ogden Street
Denver, CO 80219

DATE:
10/14/20 PUDZD 01
03/29/21 PUDZD 02
06/01/21 PUDZD 03
08/17/21 PUDZD 04

SHEET TITLE:
ALLOWED
USES
SHEET NUMBER:
7 OF 10

Project Overview

Location: 9940 E. 112th Avenue

Size: 37.9 acres

Process: Annexation & Zoning

Existing Zoning: I-1

- Industrial I-1, Adams County

Proposed Zoning:

- Planned Unit Development (PUD)



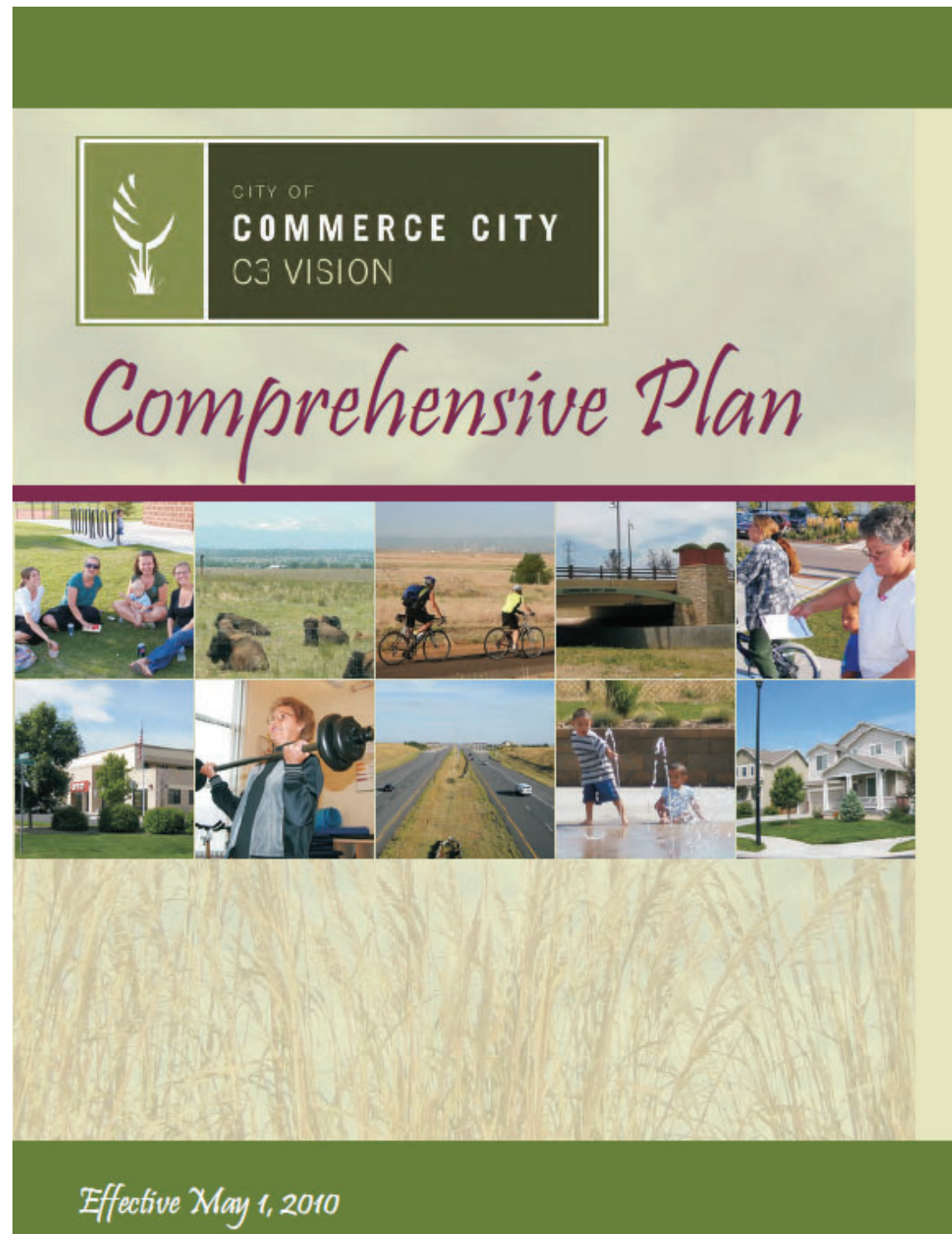
Existing Conditions + Citywide Plans

Uses

- Surrounding Context
 - Residential: Belle Creek and Dunes Park
 - Commercial corridor: US-85
 - Denver Water Storage
- Transportation Plan
 - E. 112th Ave (Arterial)
 - Belle Creek Blvd (Collector)
- Comprehensive Plan
 - Residential-High
 - Local Commercial Center



C3 Vision Comprehensive Plan



Part B: Citywide Future Land Use Plan

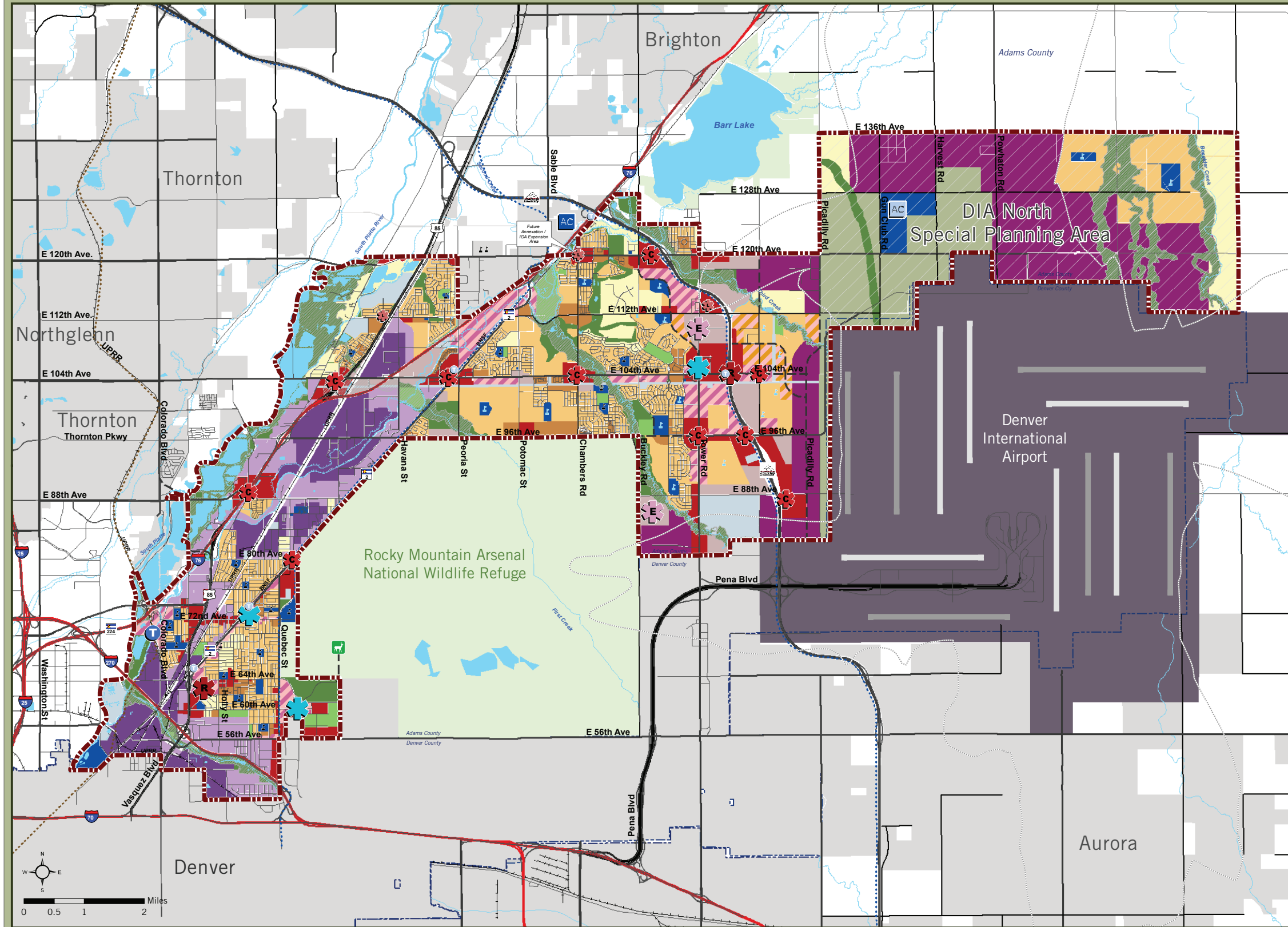
Future Land Use Plan Purpose

The Future Land Use Plan (which is a combination of the *Future Land Use Plan (FLUP)* map and description provided in this chapter) provides a guide for all future development in Commerce City, including those areas yet to be annexed into the city. It builds on and replaces recent and currently used land use plans (e.g., the *New Lands Plan*, *Irondale Comprehensive Plan*, and the *1985 Plan*, described in Chapter 1).

Using the Future Land Use Plan

The Future Land Use Plan will be a guide for both the city and developers to help shape future neighborhoods, centers, open space, civic uses, and employment areas over the long-term. It designates strategic commercial centers (e.g., regional and community commercial), but also provides flexibility by including criteria for neighborhood or embedded commercial areas. It also allows for a variety of mixed-uses to develop in the Northern Range and along E-470, in accordance with specific detailed master plans, as long as this Plan's objectives are met. Finally, it presents the opportunity for key redevelopment areas and corridors in the city.

Future Land Use Plan



Legend

- IGA Growth Boundary
- County Boundary
- Denver International Airport
- DIA Noise Contours - 60 LDN
- Current Runway
- Future Runway
- National Wildlife Refuge, Barr Lake State Park
- Wildlife Refuge Visitors Center
- 100 Year Floodplain
- Future Roads
- Planned Transit Station
- Possible Transit Station
- Future Transit Line
- Future Light Rail Line
- Future Adams County Government Administrative Complex
- Future Adams County Regional Public Safety Training Center
- Existing School
- Future School Site

Centers

- Activity Center
- Employment Campus / Business Center
- Regional Commercial Center
- Community Commercial Center
- Local Commercial Center

Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space

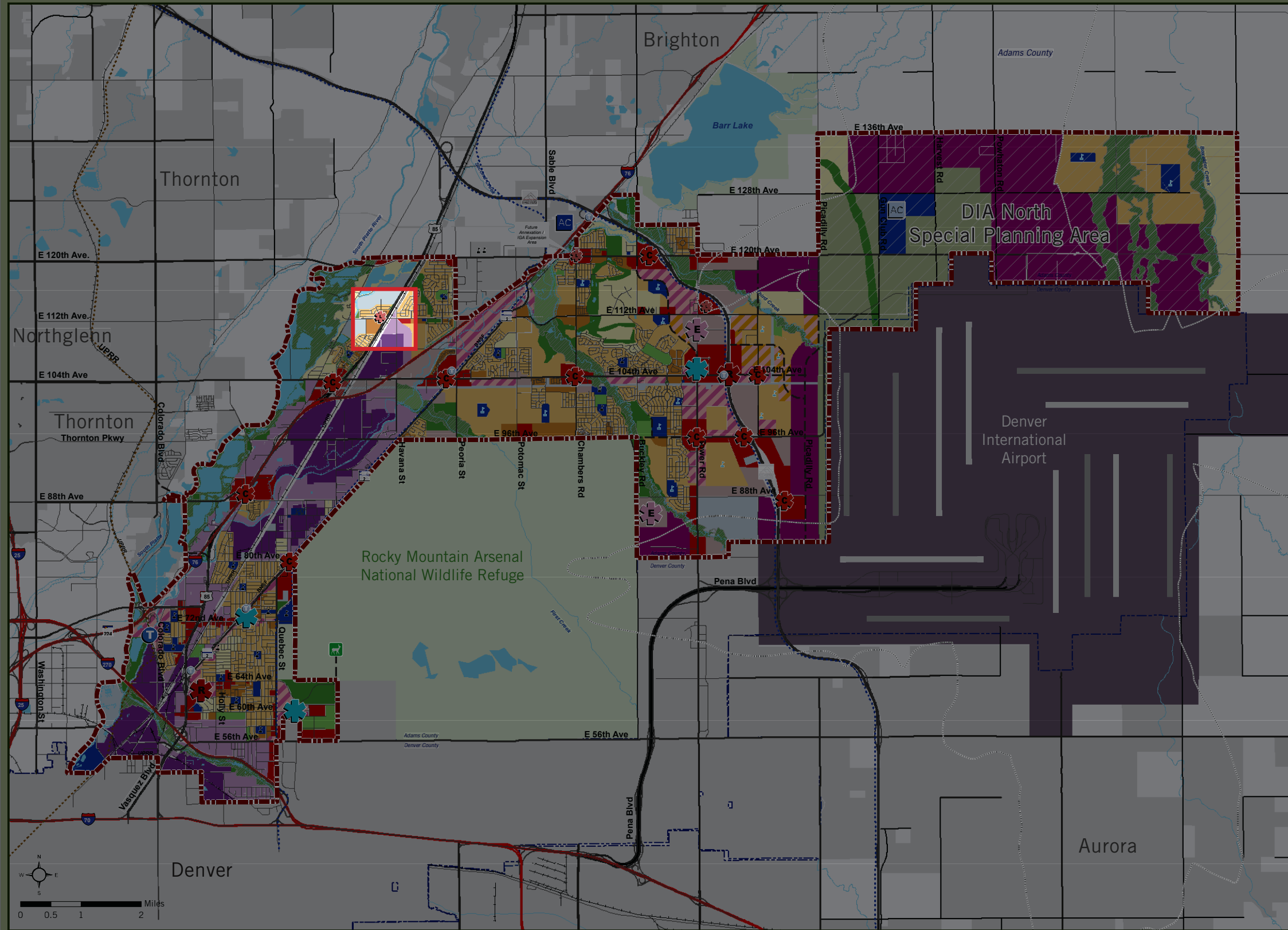
Figure 3.2

Source: Adams County Tax Assessor, Adams County GIS, Commerce City GIS, U.S. Census TIGER files, Clarion Associates, 2008

9/27/10

CLARION, BBC, FHU

Future Land Use Plan



Legend

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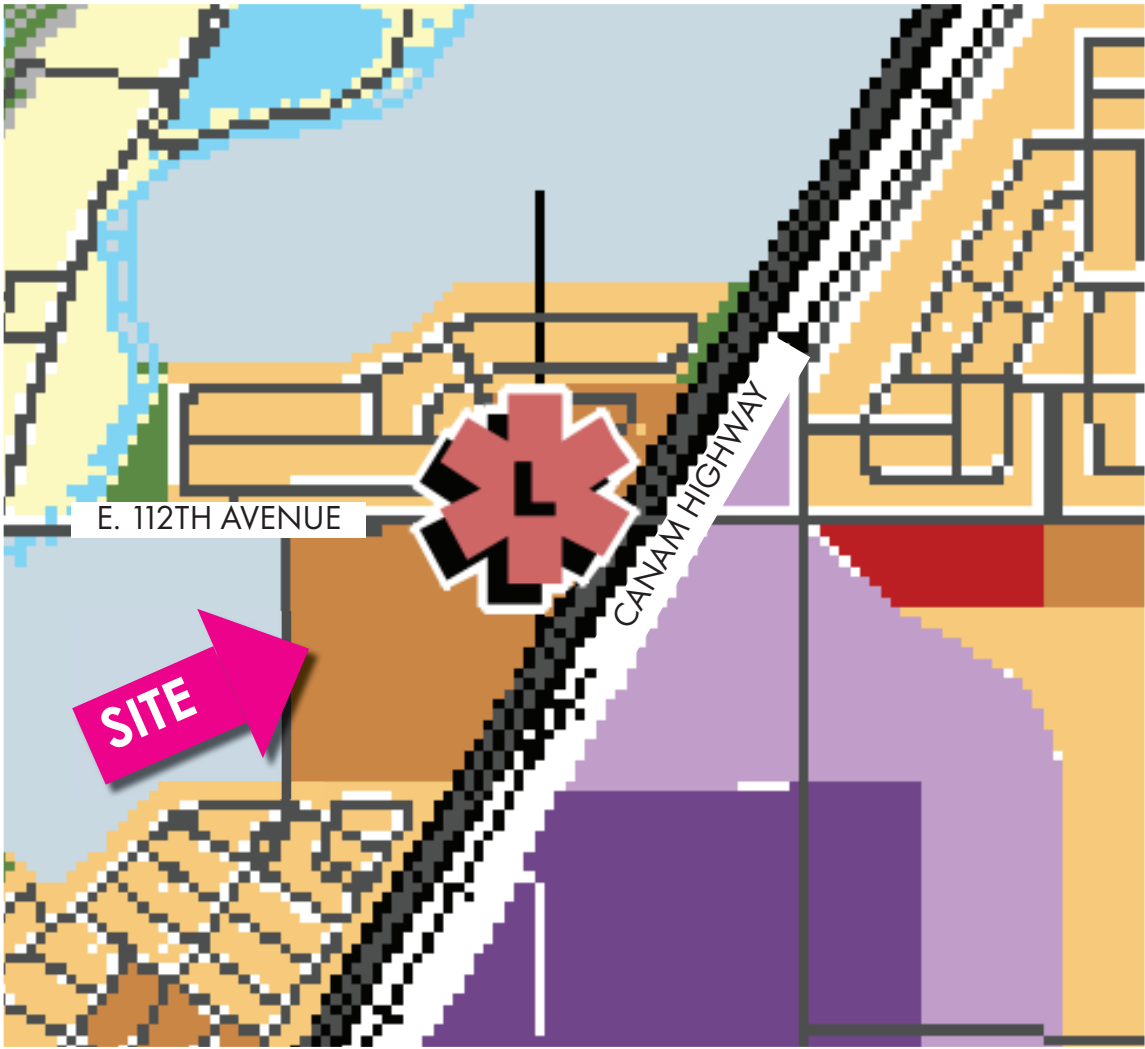
Figure 3.2

Source: Adams County Tax Assessor, Adams County GIS, Commerce City GIS, U.S. Census TIGER files, Clarion Associates, 2008




9/27/10

CLARION, BBC, FHU

Comprehensive Plan



Future Land Use

-  Residential - Low
-  Residential - Medium
-  Residential - High



Local Commercial Center

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

BELLE CREEK BLVD

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

PA-D
RESIDENTIAL
MIXED-USE

PA-B
MIXED-USE



BELLE CREEK

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

10

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

BELLE CREEK BLVD

PA-D
RESIDENTIAL
MIXED-USE

PA-B
MIXED-USE



BELLE CREEK

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

11

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

BELLE CREEK BLVD

PA-D
RESIDENTIAL
MIXED-USE

PA-B
MIXED-USE



BELLE CREEK

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

12

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

BELLE CREEK BLVD

PA-D
RESIDENTIAL
MIXED-USE

PA-B
MIXED-USE



BELLE CREEK

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

13

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

BELLE CREEK BLVD

PA-D
RESIDENTIAL
MIXED-USE

PA-B
MIXED-USE

85

BELLE CREEK

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

14

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

BELLE CREEK BLVD



PA-D
RESIDENTIAL
MIXED-USE


PA-B
MIXED-USE


150ft Setback to
Living Structures

BELLE CREEK

Comprehensive Plan Compliance

Residential-High: Characteristics

	<p>Residential - High</p> <p>Characteristics: This category allows for higher-density multi-family residential and is appropriate near commercial centers and along major corridors or arterial streets. It also should be located near supporting non-residential uses or within mixed-use developments.</p> <p><i>Continued, next page...</i></p>	<p>Minimum of 8 units/acre and up to 40 units/acre</p>	<p>R-3, R-4, PUD, and MU-1</p>
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Land Use Category	Characteristics and Uses (primary and secondary)	Density/Intensity	Related Zoning
<p>Residential - High, cont.</p> 	<p>Generally, this type of residential is accessed directly off arterial streets or collectors, and should be convenient to transit access.</p> <p>Primary uses: Townhomes, patio homes, condominiums, lofts, apartment buildings, and senior housing facilities. This category allows vertical mixed-use within buildings (e.g., loft apartments).</p> <p>Secondary uses: Schools, open space, libraries, and other public uses and facilities. Small commercial centers (up to 40,000 sf of building space) at the location of an arterial and collector may be appropriate or as part of a vertical mixed-use development.</p>		

Comprehensive Plan Compliance

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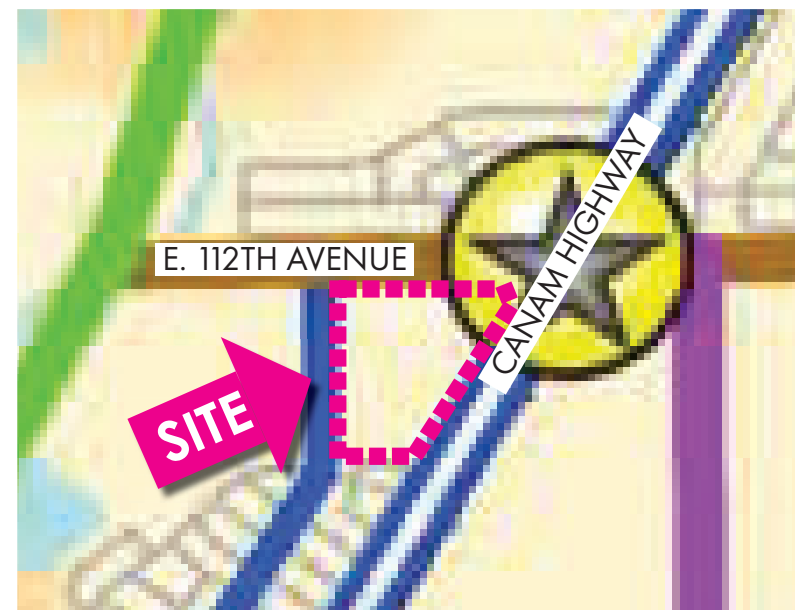
Table 3.1: Land Use Categories			
Land Use Category	Characteristics and Uses (primary and secondary)	Density/ Intensity	Related Zoning
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Comprehensive Plan Compliance

Residential-High: Characteristics

CanAm PUD:

- Allows for higher-density residential
 - Patio Homes, Townhomes, Apartments
- Appropriate along a major corridor and arterial street
 - Located at the intersection of US-85 (major corridor) and E. 112th Ave (arterial)
- Should be located within Mixed-Use Developments
 - Proposed Mixed-Use zoning
- Accessed directly off of an arterial or collector
 - Accessed off of E. 112th Ave (arterial) and Belle Creek Blvd (collector)




Transportation Plan Roadway Classifications



- Multimodal Arterial
- Major Collector
- Minor/Residential Collector

Comprehensive Plan Compliance

Residential-High: Primary & Secondary Uses

 <p>Residential - High</p>	<p><i>Street.</i></p> <p>Characteristics: This category allows for higher-density multi-family residential and is appropriate near commercial centers and along major corridors or arterial streets. It also should be located near supporting non-residential uses or within mixed-use developments.</p> <p><i>Continued, next page...</i></p>	<p>Minimum of 8 units/acre and up to 40 units/acre</p>	<p>R-3, R-4, PUD, and MU-1</p>
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C3 VISION PLAN 3—FUTURE LAND USE PLAN

Table 3.1: Land Use Categories			
Land Use Category	Characteristics and Uses (primary and secondary)	Density/Intensity	Related Zoning
<p>Residential - High, cont.</p>  	<p>Generally, this type of residential is accessed directly off arterial streets or collectors, and should be convenient to transit access.</p> <p>Primary uses: Townhomes, patio homes, condominiums, lofts, apartment buildings, and senior housing facilities. This category allows vertical mixed-use within buildings (e.g., loft apartments).</p> <p>Secondary uses: Schools, open space, libraries, and other public uses and facilities. Small commercial centers (up to 40,000 sf of building space) at the location of an arterial and collector may be appropriate or as part of a vertical mixed-use development.</p>		

Comprehensive Plan Compliance

Residential-High: Primary & Secondary Uses




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Comprehensive Plan Compliance


Residential-High: Primary & Secondary Uses

CanAm PUD:


- **Primary Uses**
 - Patio Homes, Townhomes, Multi-family Residential
- **Secondary Uses**
 - Small commercial centers up to 40,000 sf of building space

Comprehensive Plan Compliance

Residential-High: Density


 <p>Residential - High</p>	<p><i>street.</i></p> <p>Characteristics: This category allows for higher-density multi-family residential and is appropriate near commercial centers and along major corridors or arterial streets. It also should be located near supporting non-residential uses or within mixed-use developments.</p> <p><i>Continued, next page...</i></p>	<p>Minimum of 8 units/acre and up to 40 units/acre</p>	<p>R-3, R-4, PUD, and MU-1</p>
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C3 VISION PLAN 3—FUTURE LAND USE PLAN

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Comprehensive Plan Compliance

Residential-High: Density

 <p>Residential - High</p>	<p>Density: Minimum of 8 units/acre and up to 40 units/acre.</p> <p>also should be located near supporting non-residential uses or within mixed-use developments. Continued, next page...</p>
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Land Use Category	Characteristics and Uses (primary and secondary)	Density/Intensity	Related Zoning
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Comprehensive Plan Compliance

Residential-High: Density

CanAm PUD:

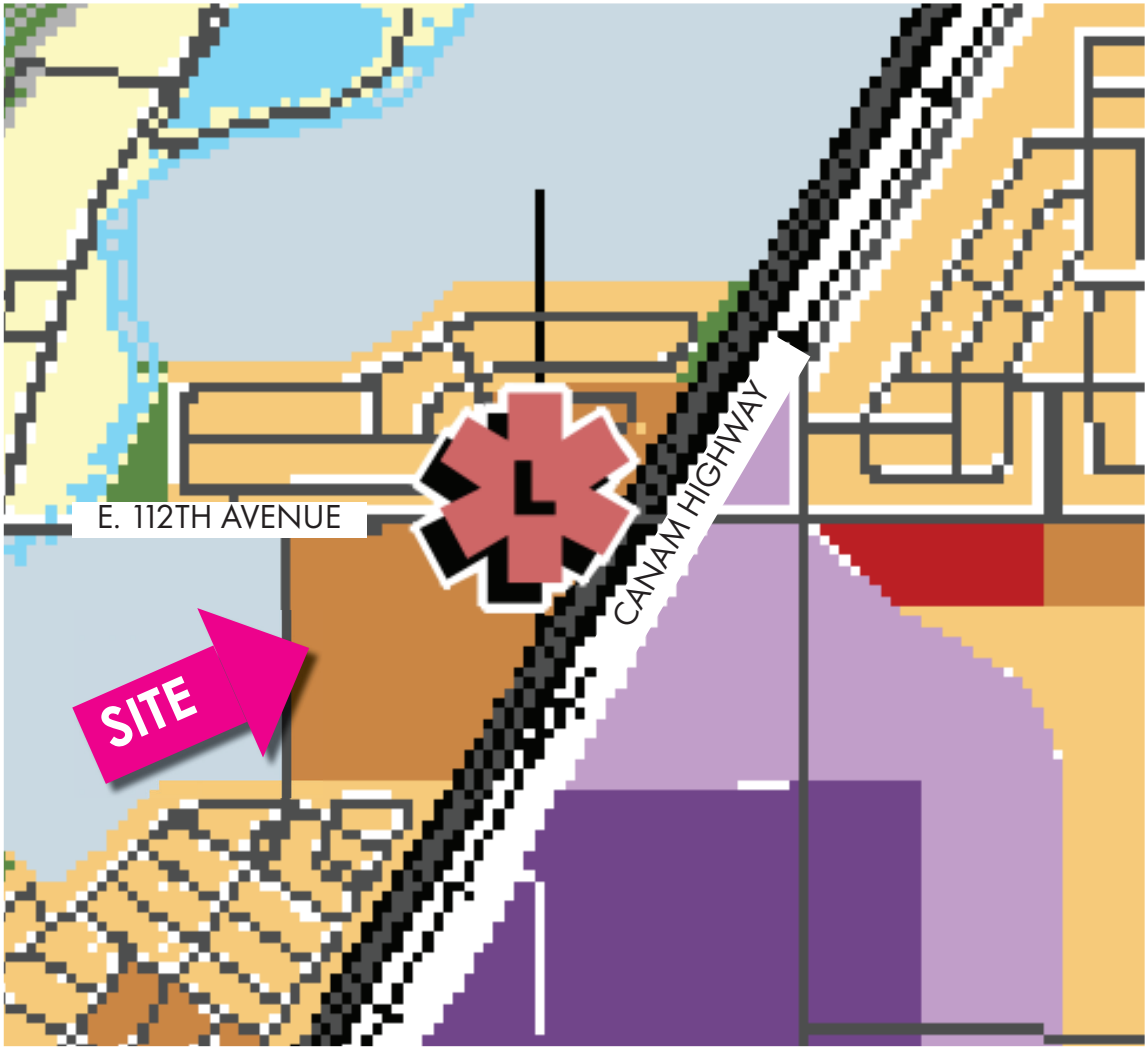
- **Planning Area A**
 - 8 units/acre to 30 units/acre
- **Planning Area B**
 - 8 units/acre to 25 units/acre
- **Planning Area C**
 - 8 units/acre to 30 units/acre
- **Planning Area D**
 - 8 units/acre to 25 units/acre

* Note: Based on neighborhood input, CCC staff have asked for Maximum Density to be reduced from 40 units/acre to 25-35 units/acre.




Comprehensive Plan

Two Future Land Use Designations

- 1. Residential-High
- 2. Local Commercial Center



Future Land Use

-  Residential - Low
-  Residential - Medium
-  Residential - High


Local Commercial Center

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

25

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

BELLE CREEK BLVD

PA-D
RESIDENTIAL
MIXED-USE

PA-B
MIXED-USE



BELLE CREEK

Comprehensive Plan Compliance

Local Commercial Center: Description



Local Commercial Center

Local commercial centers provide opportunities for convenience shopping and service needs of a small trade area within, or directly adjacent to, a neighborhood. The Future Land Use Plan does not designate all potential Local Commercial Centers, because there may be opportunities for additional Local Centers within the city, if the proposed center meets the criteria below.

Comprehensive Plan Compliance

CanAm PUD

- **PA-A: Mixed-Use Commercial**
 - **Intent**
 - Offers “neighborhood level commercial, retail, and office uses” adjacent to existing and potential future residential neighborhoods
 - **Location & Access**
 - Fronts an arterial (E. 112th Ave) and a local/collector (Florence St. extension)
 - **Compatibility with Adjacent Residential Development**
 - Design Guidelines emphasize complimentary character between Planning Areas achieved through architecture, signage and landscaping
 - Proposed walkable connections from adjacent residential neighborhoods

Proposed Land Uses

DUNES PARK

E. 112TH AVENUE

FLORENCE ST

28

PA-C
MIXED-USE

PA-A
COMMERCIAL
MIXED-USE

BELLE CREEK BLVD

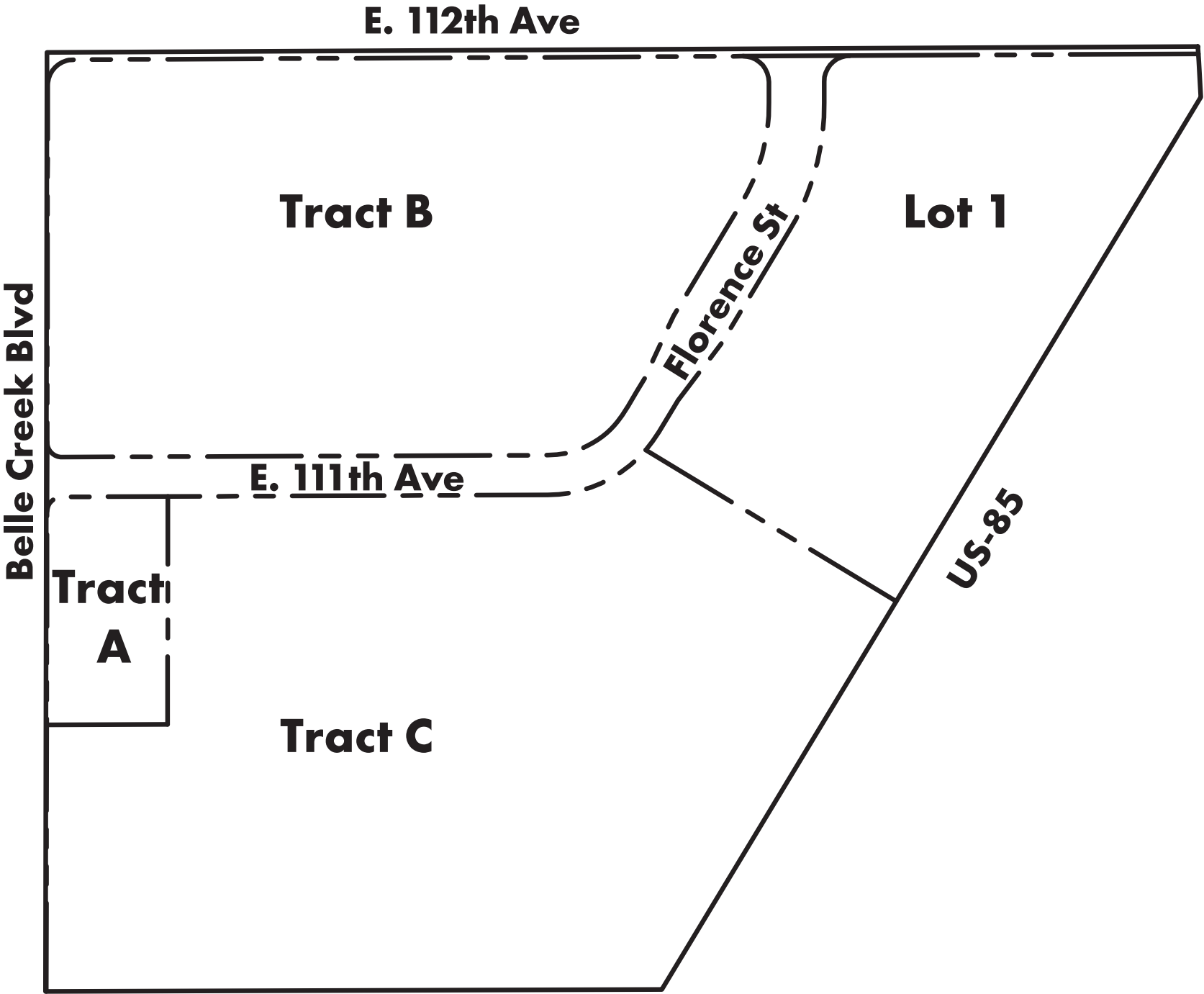
PA-D
RESIDENTIAL
MIXED-USE

PA-B
MIXED-USE



BELLE CREEK

Proposed Plat



**IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE*

Compatibility with Surrounding Land Uses

**PLACEHOLDER FOR UPDATED ILLUSTRATIVE
WITH PEDESTRIAN CONNECTIONS**

**IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE*

Potential Future Use in PA-A

QuikTrip - Neighborhood Serving Convenience Store

- Not a Truck Stop - Convenience Store with traditional fuel sales
- Zero accommodations for people to park and linger
- Full Kitchen



Neighborhood Outreach

- Wednesday, May 12, 2021
- Notifications mailed to 245 adjacent property owners
- Project website www.canamcc.com, published to collect feedback
- Meeting was attended by 11 neighbors, 8 members of the project team & Andrew Baker with Commerce City Planning Department
- A follow up summary of the meeting was provided to those neighbors who requested a copy.

**TO BE UPDATED FOLLOWING
NEIGHBORHOOD MEETING ON 9/28**

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COMMERCIAL USES					
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	Doggie day care centers	R	R	C	
	Veterinary offices or clinics	R	R	C	
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	Antenna and support structure for amateur radio communications	R	R		
	Radio or television broadcasting offices	R	R		
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Eating and Drinking Establishments	Brewpub	R	R	R	
	Catering services	R	R		
	Restaurant with drive-thru/up	R	R		
	Restaurant without drive-thru/up	R	R	R	
	Tasting Room	R	R	R	
Financial Institutions	Bank or financial institution	R	R	R	
	Convenience store/grocery store (< 10,000 sf)	R	R	R	
Food and Beverage Sales	Grocery store (> 5,000 sf and < 40,000 sf)	R	R	R	
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	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R	
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Fuel Sales (see Allowed Use Note 1)	Fuel sales with minor vehicle repair	R			
	Natural gas fuel sales	R			
	Natural gas fuel sales for trucks	R			
	Diesel fuel sales for trucks	C			
	Funeral and Internment Services	Funeral home	R	R	
Office	Business or professional (including medical/dental office/clinics)	R	R	R	R
	Courier services	R	R	R	
	Massage therapy office/clinics	R	R	R	
Personal Services	Instructional services, studios	R	R	R	R
	Bingo establishments/social gaming outlet/performance centers	R	R		
Recreation or Amusement Facilities, Private	Bowling, billiards, movie theaters & similar uses	R	R		
	Health clubs	R	R	R	R
	Outdoor recreation	R	R		
Repair Services (Not Including Vehicles)	Furniture or major household appliance repair	R	R		
	Retail business store (< 25,000 square feet)	R	R	R	C
Retail Establishments	Retail business store (> 25,000 square feet and < 40,000 sf)	R	R	R	
	Tattoo parlor	R	R		
	Thrift/consignment store	R	R		
	Automobile rentals	R			
Vehicle/Equipment Sales and Services	Automobile washing facility	R			
	Tire shop	R			
	Vehicle repair, minor	R			
Visitor Accommodations	Bed and breakfast establishments	R	R	C	C
	Hotel or motel lodging establishments	R	R	R	
Manufacturing, Food	Brewery	R	R		
	Distillery	R	R		
	Microbrewery	R	R		
	Micro-winery	R	R		
OFFICE FLEX					
Office Flex	Office Flex	R	R	R	R

LEGEND

R = Allowed by Right
C = Conditional Use

DEFINITIONS

- Arts and Cultural Uses shall mean a space providing for creation, display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, performance space, artist's studios, galleries, interpretive sites, and independent theaters.
- Artisan/Handcrafted Manufacturing shall mean the shared or individual use of hand-tool, mechanical tools and electronic tools for the manufacturer of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products, non-alcoholic beverages, printmaking, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production.
- Patio Homes Type A shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. Type A Patio Homes may take the form of single-family detached or paired housing products.
- Patio Homes Type B shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. Type B Patio Homes may take the form of triplex or higher multiple unit buildings.

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA			
		A	B	C	D
INDUSTRIAL USES					
Artisan/Handcrafted Manufacturing	Artisan/handcrafted manufacturing	R	R		
	Manufacturing, Oil and Gas	C	C	C	C
Research and Development Services	Scientific R & D services	R	R		
	Testing laboratories, non-medical	R	R		
PUBLIC, INSTITUTIONAL & CIVIC USES					
Ambulance Service	Garage and office for ambulance service	R	R		
Arts and Cultural Uses	Arts and cultural uses	R	R	R	
Clubs and Lodges	Private lodge or club	R	R	R	
	Gun club (indoor)	R	R		
Community Services	Events center (< 15,000 sf)	R	R	R	
	Events center (> 15,000 sf and < 40,000 sf)	R	R	R	
Day Care Facilities, Adult or Child	Child care center	R	R	R	R
	Adult day care center	R	R	R	R
	Outpatient surgical centers	R	R	R	
Public Lands, Parks, and Buildings	Library	R	R	R	R
	Public administrative office or service building	R	R	R	
	Public park or recreational facilities	R	R	R	R
Religious Institutions	Police or fire station	R	R	R	
	Church or religious institution	R	R	R	R
Educational Facilities	Elementary and secondary education schools	R	R	R	R
	Private business, trade, and vocation schools	R	R	R	
	Post secondary colleges and universities	R	R	R	
	Schools of special instruction	R	R	R	
Transportation Facilities (See Allowed Use Note 4)	Parking garage	R			
	Public parking lot	R			
Utilities	Public utility office	R	R	R	
RESIDENTIAL USES					
Household Living	Foster care home	R	R	R	R
	Multi-family dwelling	R	R	R	R
	Patio Homes Type A		R	R	R
	Patio Homes Type B		R	R	R
	Single-family attached townhomes		R	R	R
	Boarding or rooming house		R	R	
	Home occupation		R	R	R
	Assisted living facility	R	R	R	R
	Nursing homes	R	R	R	
	Senior Housing				

ALLOWED USE NOTES:

- Fuel sale uses are permitted up to 5 pump islands (2 pumps per island) for standard car fueling and 4 individual bays (consisting of 5 pump islands) 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 as shown in the allowed land use table.
- Grocery/convenience store uses operating on a twenty-four (24) business schedule are allowed in those parcels where such food and beverage sales uses are allowed.
- Commerce City liquor laws and licensing requirements/limitations will apply, as applicable.
- Residential Parking facilities are permitted in PA's B, C, & D.

GENERAL USE NOTES

- The existing agricultural uses on the property (farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in that parcel requiring removal, such as time of Plat and PUD Permit. At that time the agricultural and existing residential use will be discontinued and removed.
- Unless specifically listed or similar to uses listed within this CanAm 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 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 CanAm PUD Zone Document and the Commerce City Land Development Code, then this CanAm PUD Zone Document will apply. If the CanAm does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.
- School sites are not anticipated in the CanAm PUD Zone Document area.

CANAM
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT
COMMERCE CITY, COLORADO

OWNER:
Rethink Suburban LLC
2017 S. Ogden Street
Denver, CO 80219

DATE:
10/14/20 PUDZD 01
03/29/21 PUDZD 02
06/01/21 PUDZD 03
08/17/21 PUDZD 04

SHEET TITLE:
ALLOWED
USES
SHEET NUMBER:
7 OF 10

CANAM PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED WITHIN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

Adams County Assessor's PIN:
017230000147

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P: 303.852.1188
www.norris-design.com

TABLE OF ALLOWED USES (BY PLANNING AREA)

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA			
		A	B	C	D
AGRICULTURAL USES					
Horticulture & Nurseries	Community garden	R	R	R	C
	Greenhouse/nursery/tree production (with no outdoor storage)	R	R	R	C
COMMERCIAL USES					
Animal Services	Animal boarding (indoor/outdoor kennels) and training	R	R	C	
	Doggie day care centers	R	R	C	
	Veterinary offices or clinics	R	R	C	
Antennas	Antennas for commercial/industrial use accessory to principal use	R	R		
	Antenna and support structure for amateur radio communications	R	R		
	Radio or television broadcasting offices	R	R		
	All other similar uses (plumbing, electrical, lumber & building equipment-without outdoor storage)	R	R		
Building Materials & Services (Retail)	Bar, tavern, night club	R	R	R	
	Brewpub	R	R	R	
Eating and Drinking Establishments	Catering services	R	R		
	Restaurant with drive-thru/up	R	R		
	Restaurant without drive-thru/up	R	R	R	
	Tasting Room	R	R	R	
		R	R	R	
Financial Institutions	Bank or financial institution	R	R	R	
	Convenience store/grocery store (< 10,000 sf)	R	R	R	
Food and Beverage Sales	Grocery store (> 5,000 sf and < 40,000 sf)	R	R	R	
	Liquor store	R	R	R	
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R	
		R	R	R	

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA			
		A	B	C	D
INDUSTRIAL USES					
Artisan/Handcrafted Manufacturing	Artisan/handcrafted manufacturing	R	R		
	Manufacturing, Oil and Gas	C	C	C	C
Research and Development Services	Scientific R & D services	R	R		
	Testing laboratories, non-medical	R	R		
PUBLIC, INSTITUTIONAL & CIVIC USES					
Ambulance Service	Garage and office for ambulance service	R	R		
Arts and Cultural Uses	Arts and cultural uses	R	R	R	
	Private lodge or club	R	R		
Clubs and Lodges	Gun club (indoor)	R	R		
		R	R		
Community Services	Events center (< 15,000 sf)	R	R	R	
	Events center (> 15,000 sf and < 40,000 sf)	R	R	R	
Day Care Facilities, Adult or Child	Child care center	R	R	R	R
	Adult day care center	R	R	R	R
	Outpatient surgical centers	R	R	R	
Public Lands, Parks, and Buildings	Library	R	R	R	R
	Public administrative office or service building	R	R	R	
	Public park or recreational facilities	R	R	R	R
	Police or fire station	R	R	R	
Religious Institutions	Church or religious institution	R	R	R	R
	Elementary and secondary education schools	R	R	R	R
Educational Facilities	Private business, trade, and vocation schools	R	R	R	
	Post secondary colleges and universities	R	R	R	
		R	R	R	

Fuel Sales (see Allowed Use Note 1)	Fuel sales with no vehicle repair	R			
	Fuel sales with minor vehicle repair	R			
	Natural gas fuel sales	R			
	Natural gas fuel sales for trucks	R			
	Diesel fuel sales for trucks	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	R	R
Repair Services (Not Including Vehicles)	Outdoor recreation	R	R		
	Furniture or major household appliance repair	R	R		
Retail Establishments	Retail business store (< 25,000 square feet)	R	R	R	C
	Retail business store (> 25,000 square feet and < 40,000 sf)	R	R	R	
	Tattoo parlor	R	R		
	Thrift/consignment store	R	R		
	Automobile rentals	R			
Vehicle/Equipment Sales and Services	Automobile washing facility	R			
	Tire shop	R			
	Vehicle repair, minor	R			
Visitor Accommodations	Bed and breakfast establishments	R	R	C	C
	Hotel or motel lodging establishments	R	R	R	
Manufacturing, Food	Brewery	R	R		
	Distillery	R	R		
	Microbrewery	R	R		

LEGEND

R = Allowed by Right

C = Conditional Use

DEFINITIONS

- Arts and Cultural Uses shall mean a space providing for creation, display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, performance space, artist's studios, galleries, interpretive sites, and independent theaters.
- Artisan/Handcrafted Manufacturing shall mean the shared or individual use of hand-tool, mechanical tools and electronic tools for the manufacturer of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products, non-alcoholic beverages, printmaking, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production.
- Patio Homes Type A shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. Low Density Patio Homes may take the form of single-family detached or paired housing products.
- Patio Homes Type B shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. High Density Patio Homes may take the form of triplex or higher multiple unit buildings.

ALLOWED USE NOTES:

- Fuel sale uses are permitted up to 5 pump islands (2 pumps per island) for standard car fueling and 4 individual bays (consisting of 5 pump islands) 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) business schedule are allowed in those parcels where such food and beverage sales uses are allowed.
- Commerce City liquor laws and licensing requirements/limitations will apply, as applicable.
- Residential Parking facilities are permitted in PA's B, C, & D.

GENERAL USE NOTES

- The existing agricultural uses on the property (farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in that parcel requiring removal, such as time of Plat and PUD Permit. At that time the agricultural and existing residential use will be discontinued and removed.
- Unless specifically listed or similar to uses listed within this CanAm 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 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 CanAm PUD Zone Document and the Commerce City Land Development Code, then this CanAm PUD Zone Document will apply. If the CanAm does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.
- School sites are not anticipated in the CanAm PUD Zone Document area.

CANAM
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT
COMMERCE CITY, COLORADO

OWNER:
Ratched Suburban LLC
207 S. Ogden Street
Denver, CO 80219

DATE:
10/14/20 PUDZD 01
03/29/21 PUDZD 02
06/01/21 PUDZD 03
08/17/21 PUDZD 04

SHEET TITLE:
ALLOWED
USES
SHEET NUMBER:
7 OF 10

CANAM PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED WITHIN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

TABLE OF ALLOWED USES (BY PLANNING AREA)

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA			
		A	B	C	D
AGRICULTURAL USES					
Horticulture & Nurseries	Community garden	R	R	R	C
	Greenhouse/nursery/tree production (with no outdoor storage)	R	R	R	C
COMMERCIAL USES					
Animal Services	Animal boarding (indoor/outdoor kennels) and training	R	R	C	
	Doggie day care centers	R	R	C	
	Veterinary offices or clinics	R	R	C	
Antennas	Antennas for commercial/industrial use accessory to principal use	R	R		
	Antenna and support structure for amateur radio communications	R	R		
	Radio or television broadcasting offices	R	R		
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment-without outdoor storage)	R	R		
	Bar, tavern, night club	R	R	R	
Eating and Drinking Establishments	Brewpub	R	R	R	
	Catering services	R	R		
	Restaurant with drive-thru/up	R	R		
	Restaurant without drive-thru/up	R	R	R	
	Tasting Room	R	R	R	
Financial Institutions	Bank or financial institution	R	R	R	
	Convenience store/grocery store (< 10,000 sf)	R	R	R	
Food and Beverage Sales	Grocery store (> 5,000 sf and < 40,000 sf)	R	R	R	
	Liquor store	R	R	R	

USE CLASSIFICATION	SPECIFIC USE TYPE	PLANNING AREA			
		A	B	C	D
INDUSTRIAL USES					
Artisan/Handcrafted Manufacturing	Artisan/handcrafted manufacturing	R	R		
	Manufacturing, Oil and Gas	C	C	C	C
Research and Development Services	Scientific R & D services	R	R		
	Testing laboratories, non-medical	R	R		
PUBLIC, INSTITUTIONAL & CIVIC USES					
Ambulance Service	Garage and office for ambulance service	R	R		
Arts and Cultural Uses	Arts and cultural uses	R	R	R	
	Private lodge or club	R	R	R	
Clubs and Lodges	Gun club (indoor)	R	R		
	Community Services	Events center (< 15,000 sf)	R	R	R
Day Care Facilities, Adult or Child	Events center (> 15,000 sf and < 40,000 sf)	R	R	R	
	Child care center	R	R	R	R
Public Lands, Parks, and Buildings	Adult day care center	R	R	R	R
	Outpatient surgical centers	R	R	R	
	Library	R	R	R	R
Religious Institutions	Public administrative office or service building	R	R	R	
	Public park or recreational facilities	R	R	R	R
	Police or fire station	R	R	R	
Educational Facilities	Church or religious institution	R	R	R	R
	Elementary and secondary education schools	R	R	R	R
	Private business, trade, and vocation schools	R	R	R	

Fuel Sales (see Allowed Use Note 1)	Fuel sales with no vehicle repair	R			
	Fuel sales with minor vehicle repair	R			
	Natural gas fuel sales	R			
	Natural gas fuel sales for trucks	R			
	Diesel fuel sales for trucks	C			

Personal Services	Instructional services, studios	R	R		
	Bingo establishments/social gaming/entertainment centers	R	R		
Recreation or Amusement Facilities, Private	Bowling, billiards, movie theaters & similar uses	R	R		
	Health clubs	R	R	R	R
Repair Services (Not Including Vehicles)	Outdoor recreation	R	R		
	Furniture or major household appliance repair	R	R		
Retail Establishments	Retail business store (< 25,000 square feet)	R	R	R	C
	Retail business store (> 25,000 square feet and < 40,000 sf)	R	R	R	
	Tattoo parlor	R	R		
	Thrift/consignment store	R	R		
Vehicle/Equipment Sales and Services	Automobile rentals	R			
	Automobile washing facility	R			
	Tire shop	R			
Visitor Accommodations	Vehicle repair, minor	R			
	Bed and breakfast establishments	R	R	C	C
	Hotel or motel lodging establishments	R	R	R	
Manufacturing, Food	Brewery	R	R		
	Distillery	R	R		
	Microbrewery	R	R		

LEGEND

R = Allowed by Right

C = Conditional Use

DEFINITIONS

- Arts and Cultural Uses shall mean a space providing for creation, display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, performance space, artist's studios, galleries, interpretive sites, and independent theaters.
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- Patio Homes Type A shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. Type A Patio Homes may take the form of single-family detached or paired housing products.
- Patio Homes Type B shall mean a building or group of buildings located on a common lot, in which dwelling units are designated for lease or rent as a residence. Type B Patio Homes may take the form of triplex or higher multiple unit buildings.

ALLOWED USE NOTES:

- Fuel sale uses are permitted up to 5 pump islands (2 pumps per island) for standard car fueling and 4 individual bays (consisting of 5 pump islands) 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 as shown in the allowed land use table.
- Grocery/convenience store uses operating on a twenty-four (24) business schedule are allowed in those parcels where such food and beverage sales uses are allowed.
- Commerce City liquor laws and licensing requirements/limitations will apply, as applicable.
- Residential Parking facilities are permitted in PA's B, C, & D.

GENERAL USE NOTES

- The existing agricultural uses on the property (farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in that parcel requiring removal, such as time of Plat and PUD Permit. At that time the agricultural and existing residential use will be discontinued and removed.
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- Temporary and seasonal 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 CanAm PUD Zone Document and the Commerce City Land Development Code, then this CanAm PUD Zone Document will apply. If the CanAm does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.
- School sites are not anticipated in the CanAm PUD Zone Document area.

CANAM
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT
COMMERCE CITY, COLORADO

OWNER:
Rebeck Submitter LLC
207 S. Ogden Street
Denver, CO 80219

DATE:
10/14/20 PUDZD 01
03/29/21 PUDZD 02
06/01/21 PUDZD 03
08/17/21 PUDZD 04

SHEET TITLE:
ALLOWED
USES
SHEET NUMBER:
7 OF 10

Thank You

We are happy to answer any questions at this time.

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	07	SINGLE	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	B	03	2 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	C	00	2 @ 180°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	00	3 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	58	SINGLE	15' TO 19'	13,554	1.0	CRUS-SM-SC-LED-SS-50	114
	F	13	SINGLE	10' TO 12'	5,326	1.0	XSL2-S-LED-50-SS-40	59.9
	G	06	SINGLE	12'	6,275	1.0	XWM-3-LED-06-40	54.0

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	H	03	SINGLE	22'	8,048	1.0	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	J	03	DOUBLE	30'	67,023	1.0	MRL-LED-65L-SIL-FT-40-70CRI	592
	K	03	DOUBLE	30'	46,765	1.0	MRL-LED-65L-SIL-FT-40-70CRI-IL	592

STATISTICAL AREA SUMMARY			
LABEL	AVERAGE	MAXIMUM	MINIMUM
BUILDING ENTRY	9.84fc	32.6fc	0.9fc
PARKING AREA	3.55fc	6.5fc	1.2fc

LIGHTING REQUIREMENTS PROVIDED	
REQUIREMENTS	PROVIDED
MAXIMUM LIGHTING UNIFORMITY 10:1	9.37:1

Notes:
 1. Parking area statistical summary excludes canopy lighting.
 2. Building entry statistical summary excludes parking and canopy lighting.

PROJECT NO.: #####
QuikTrip No. 4205
 ???
 HENDERSON, CO



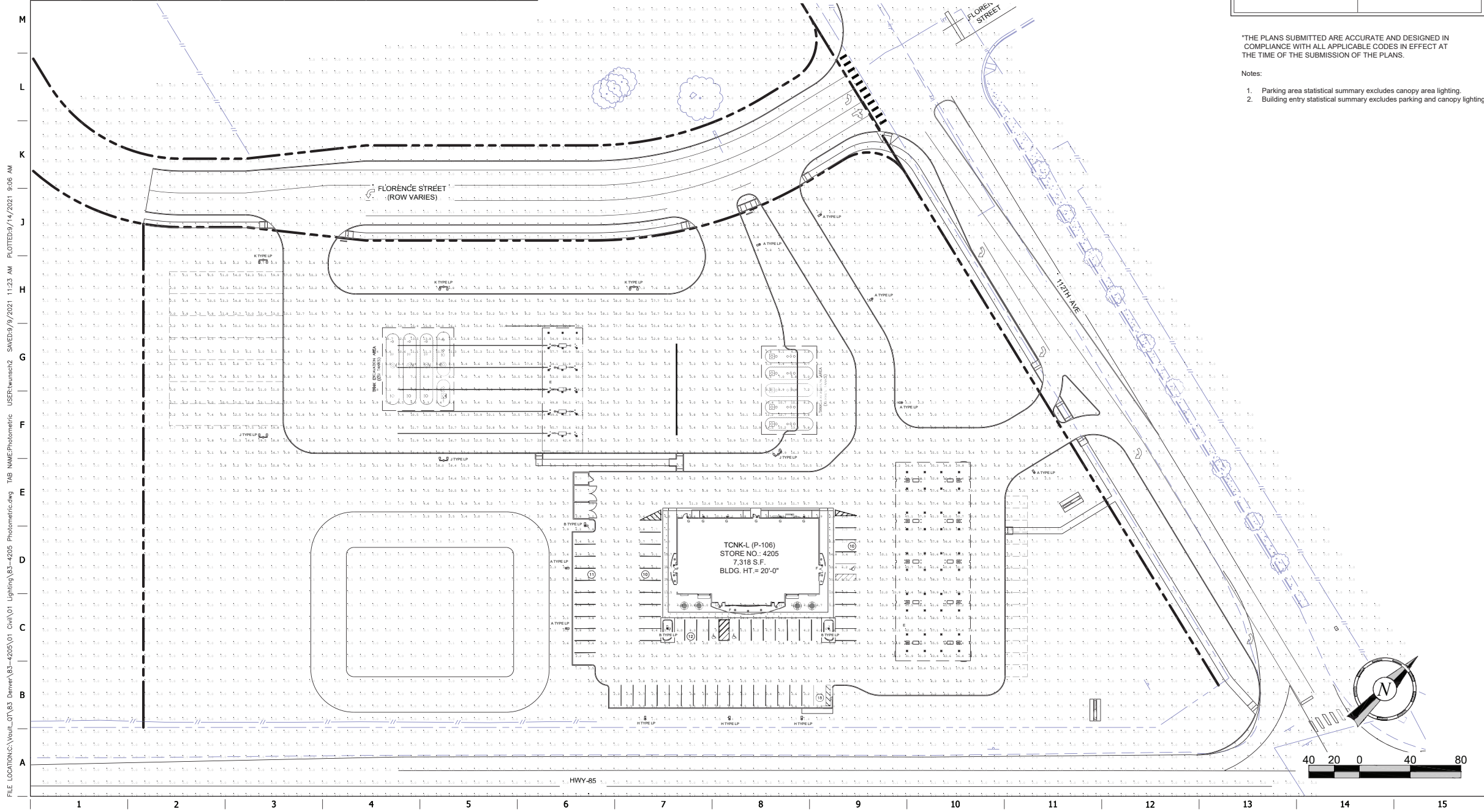
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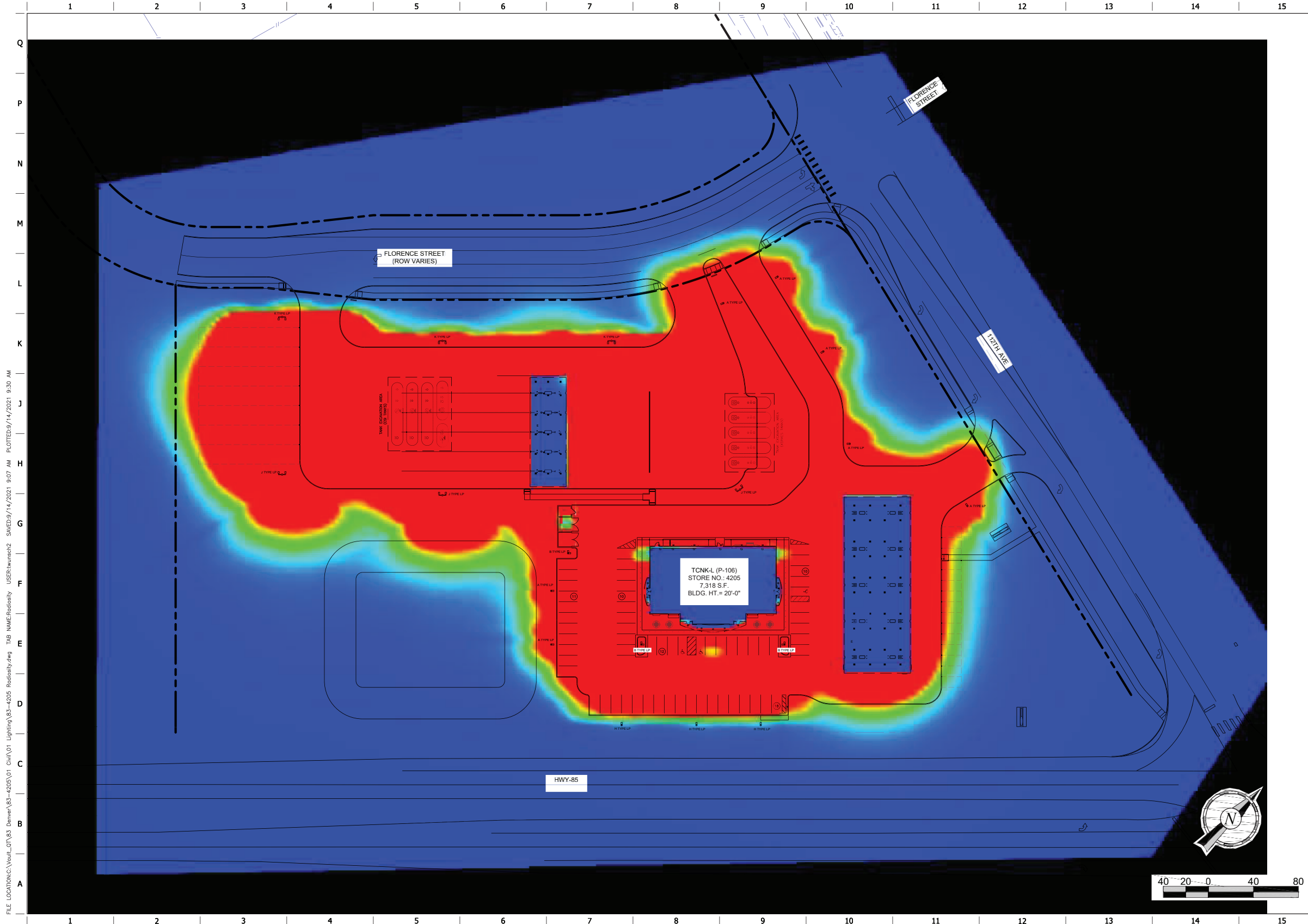
REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
 PHOTOMETRIC SITE PLAN

SHEET NUMBER:
C160




FILE LOCATION: \\sqr\01\83 Denver\83-4205\01_Civil\01_Lighting\83-4205_Photometric.dwg TAB: NAME: Photometric User: twms2 SWED: 9/9/2021 11:23 AM PLOTTED: 9/14/2021 9:06 AM



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PROJECT NO.: *****	
QuikTrip No. 4205 ??? HENDERSON, CO	
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PROTOTYPE: DIVISION: 83 VERSION: 001 DESIGNED BY: DRAWN BY: TDD REVIEWED BY:	
REV	DESCRIPTION
ORIGINAL ISSUE DATE:	
SHEET TITLE: RADIOSTY SITE PLAN	
SHEET NUMBER: C160	