

ORDINANCE NO. Z-946-17-19

INTRODUCED BY: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THIRD CREEK WEST FROM ADCO (UNINCORPORATED ADAMS COUNTY) TO A PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT

WHEREAS, in conjunction with the related annexation cases AN-253-19 and AN-254-19, the owners of the property generally known as Third Creek West and described in Exhibit A to this ordinance (“Property”), has submitted an application to zone the Property to a Planned Unit Development zone district, as set forth in Exhibit A, upon annexation to the City of Commerce City (“City”);

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notice of a Notice of Public Hearing to be held on August 6, 2019 by the Planning Commission of the City regarding the requested zoning was given, including the publication on July 30, 2019 in the Sentinel-Express, a legal newspaper of general circulation in the City, the mailing of notice to all owners of property within 300 feet of the Property, and the posting of 3 signs on the property for at least 7 days prior to the hearing. Said hearing was conducted all in compliance with law and a motion was made and approved by a 5-0 vote to find that the requested zoning in case Z-946-17-19, as set forth in Exhibit A, meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the requested zoning;

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notice of a Notice of Public Hearing to be held on August 19, 2019 by the City Council of the City regarding the requested zoning was given, including the publication on July 30, 2019 in the Sentinel-Express, the mailing of notice to all owners of property within 300 feet of the Property, and the posting of 4 sign(s) on the property for at least 7 days prior to the hearing. Said hearing was conducted on August 19, 2019 and continued to September 16, 2019, and was conducted all in compliance with law. Additional notice of the continued hearing was published in the Sentinel-Express on August 27, 2019;

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

SECTION 1. The foregoing recitals are incorporated into this ordinance as findings of fact and Exhibit A to this ordinance (Third Creek West PUD Zone Document) is incorporated by reference.

SECTION 2. The City Council adopts the findings made by the Planning Commission of the City of Commerce City regarding the Property and approves the PUD Zone Document and the

rezoning of the Property from Unincorporated ADCO to Commerce City PUD, as defined in Exhibit A.

SECTION 4. That the zoning map of the City of Commerce City, Colorado shall be amended to reflect the zoning as provided in this ordinance.

SECTION 5. This ordinance shall be effective upon the effective date of the annexation of the Property through AN-253-19 and AN-254-19, as determined pursuant to C.R.S. 31-12-113(1).

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 21ST DAY OF OCTOBER 2019.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS ____ DAY OF _____, 2019.

CITY OF COMMERCE CITY, COLORADO

Sean Ford, Mayor

ATTEST

Laura J. Bauer, MMC, City Clerk

Northridge Design
Interior Architecture • Interiors • Planning

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Project Area: Approximately 234.3 acres
Existing Comprehensive Plan Designation: Mixed-Use Commercial/Residential
Existing Land Use: Agriculture (A-3 Adams County)
Project Description: This Third Creek West PUD Zone Document describes the permitted land uses and development standards for this property located adjacent to E-470 (I-70 road) to the west, E 104th Avenue (principal arterial) to the south, future Himalaya Parkway (minor arterial) to the east, and E 108th Avenue (local) E 112th Avenue (minor arterial) to the north. Third Creek West is envisioned as a traditional neighborhood community with mixed-use, commercial, and residential uses. Incorporated into the community will be a local commercial and mixed use area, a variety of residential home types and a system of open space, parks and trails. The community will have convenient access to major transportation corridors in the area.

The purpose of this Third Creek West PUD is to encourage the development of this site as a cohesive development, and to allow greater flexibility in design to meet market demand, including more variety and diverse relationships between buildings, open space and land uses.

This PUD Zone Document is also intended to protect and promote the public health, safety and welfare of existing and future residents of Commerce City, while establishing compatibility with nearby land uses.

1. Access is preliminary and subject to final approval by Public Works.
2. In the event of any conflict between a standard stated in this Third Creek West PUD and the Commerce City Land Development Code, then this Third Creek West PUD will apply. If the Third Creek West PUD does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.

PROJECT INTENT:
Third Creek West is planned to be a traditional neighborhood community with significant opportunities for mixed-use and key commercial uses in northeastern Commerce City. The property consists of approximately 234.3 acres, and will include a range of uses, including residential and commercial. This PUD Zone Document achieves a platform to accommodate both near-term and long-term development forms and densities.

- The area of this new community has no existing amenities. Community amenities will be planned as a part of future development at Third Creek West, as appropriate.
- Existing challenges for development at Third Creek West include a lack of accessible infrastructure between E-470 and the Denver International Airport. Infrastructure will be planned to support the proposed development in this new community.
- Three (3) wells and associated infrastructure currently exist on site. These wells are currently shut-in and are will be capped an abandoned prior to any future building permits being issued. These sites will be subject to a future Surface Use Agreement.

The Commerce City C3 Plan proposes Commercial, Mixed-Use E-470, Mixed-Use Corridor/ Commercial, and Residential land uses within this area. The Third Creek West land use plan is consistent with the intent of the Commerce City C3 FLUP. These proposed land uses are generally included with this PUD Zone Document and have been oriented to maximize views and development opportunities provided by adjacent infrastructure such as E-470 and E. 104th Avenue.

The Third Creek West property is conveniently located at the intersection of E-470 and E. 104th Avenue, both of which offer ideal frontage and access for commercial and residential uses. These major corridors also provide direct access for residents commuting within the Metro Area and to nearby Denver International Airport.

Located adjacent to E-470 (boll road) to the west, E. 104th Avenue (principal arterial) to the south, Future Hinman Parkway (minor arterial) to the east, and E. 108th Avenue (local) and E. 112th Avenue (minor arterial) to the north, primary service access for infrastructure into the property may be facilitated from E. 104th Avenue, E. 112th Avenue and Hinman Road, with additional service access from E. 108th Avenue and Hinman Road. Access to the property may be a split access to collector, local, and/or principal arterials. Final locations and alignments of these roadways will be determined at the time of PLD Permit. Pedestrian circulation will be provided through a network of detached sidewalks primarily located within right-of-way corridors and on-street trails which are designed to provide safe and convenient pedestrian access between neighborhoods and major points of interest, such as commercial development and points.



DATE: 07/27/18 PLICE 01
11/05/18 PLICE 02
05/25/18 PLICE 03
06/14/18 PLICE 04
07/25/18 PLICE 05
05/24/18 PLICE 06
06/09/18 PLICE 07

SHEET TITLE:
PROJECT
INTENT

SHEET NUMBER:
2 of 9

THIRD CREEK WEST PUD
A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

MANAGE DESIGN

100 South Main
Suite 200
P.O. Box 100
Colorado Springs, CO 80901

THIRD CREEK WEST
PLANNED UNIT DEVELOPMENT ZONE DOCUMENT
COMMUNITY CITY, COLORADO

DESIGN
DATE: 10/1/2018
PROJECT: 100-100-100-100

DATE: 10/1/2018
DESIGNER: MANAGE DESIGN
PROJECT: 100-100-100-100
PROJECT INTENT: 100-100-100-100
3 of 9

LAND USE TYPE / ORIENTATION

- A mix of uses will provide a logical transition of commercial and residential uses by allowing the higher intensity uses to be located adjacent to the 104th Avenue corridor to the south and allowing neighborhood retail, multi-family and single-family attached residential uses to transition to the north towards the existing in-situ and proposed Third Creek West single-family detached residential areas.
- In efforts to enhance the opportunity to provide significant retail and/or employment-oriented uses, the more intensive land uses (commercial and mixed-use) have been strategically located along the E. 104th Avenue corridor.
- Located in close proximity to neighborhood and regionally attractive commercial areas, Third Creek West has a unique opportunity for a wide range of homes to be constructed in neighborhoods that can increase the local customer base.
- Transitions between uses are achieved through gradation of land use types, appropriate setbacks, and enhanced landscaping.

PROJECT PHASING:

Phasing will occur in a logical and cost-effective manner based on infrastructure extension and market conditions. The project may be built in several phases over multiple years.

COMMUNITY IMAGE AND CHARACTER

COMMUNITY CHARACTER INTENT:

Based on the primary building blocks such as land use type/orientation, neighborhood connectivity, convenient pedestrian access, complementary streetscape elements and centralized community focal points, Third Creek West is positioned to emerge as a successful community in Commerce City.

Community design elements and standards play an important role in a well-planned community and should be viewed as a cohesive package, where each element has a particular function and purpose. As Third Creek West is developed over time, the developer will assess all the functions and purposes that should be accommodated within the public space of the community, and then implement the appropriate elements and standards to allow those functions to occur in a safe and effective manner. Staying within a general neighborhood planning and design theme helps create an identifiable and cohesive community over time. Community Design Elements and Standards shall be defined with each PUD Permit, and shall generally apply as follows:

COMMUNITY FEATURES:

- Parks are generally planned to be centrally located in the community to provide amenities within walking distance to a majority of commercial users and residents while also providing central organizing features.
- Generally located at the primary internal "cross roads" in the Third Creek West community, focal points will serve as organizing elements for pedestrian activities and key community entrances. (Reference Potential Focal Point Elements below)
- Proposed amenities will be planned to provide a range of features and will generally be coordinated with other local public facilities for variation in programming.
- Appropriate levels of landscape improvements should be provided along perimeter arterial roads to buffer and transition to adjacent uses.

COMMUNITY FOCAL POINTS AND ENHANCED EDGES:

Community focal points will generally serve as central amenities for Third Creek West. The community focal points will have a variety of activities, both active and passive. Enhanced landscaped edges will serve as physical and visual "gateways" to the community, as well as providing buffers between uses, and corridors for sections of a local trail network. Due to the potential variety of activities, the first uses of these areas shall be determined during PUD Permit application, but will follow the minimum size requirements depending on surrounding densities. These areas will be centrally located within close proximity of a network of community trails, parks and open space areas encouraging alternative transportation opportunities into the core of Third Creek West. Shade trees, benches, bike racks, pedestrian lighting, and other similar features are typical elements that can be used to enhance the character of these areas. Final elements, standards, and materials proposed will be shown on the PUD Permit application.

POTENTIAL FOCAL POINT ELEMENTS:

The following list of Potential Focal Point Elements may be incorporated into various locations within the Third Creek West PUD, as appropriate.

- Community green space
- Shade structure(s)
- Basketball court
- Playground
- Bike racks(s) and stations(s)
- Fitness station(s) / trail(s)
- Public art element(s)
- Interpretive trail element(s)
- Plaza(s)

NOTE: Other similar elements may also be appropriate. Program elements may include the items as shown or others and will be determined as part of the PUD Permit application.

COMMUNITY PROGRAM OPPORTUNITIES:

The following Community Program Opportunities may be incorporated into various locations within the Third Creek West PUD, as appropriate.

- Provide learning opportunities for residents and the community through the use of interpretative signage. Details regarding implementation of interpretative signage may be part of a comprehensive sign program developed during the subdivision stages of this community.
- Integrate community gathering opportunities into landscape site plans to promote community interaction.
- Provide site amenities along public corridors and gathering areas including benches, litter receptacles, bike racks, and similar elements to promote connection to an outdoor lifestyle, where appropriate.
- Provide pedestrian corridors within community green spaces, where feasible.
- Utilize indigenous materials and other compatible materials associated with the region, as appropriate.

NOTE: Other similar elements may also be appropriate. Final community program elements will be determined with PUD Permit applications.

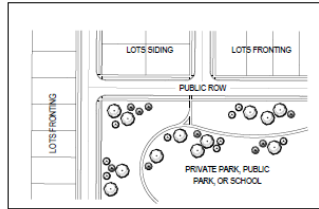
COMMUNITY TRAIL SYSTEM / INTERPRETIVE TRAIL ELEMENTS:

To promote a connection to the natural environment, a variety of trails and trail types which may incorporate interpretive elements ranging in size and purpose are envisioned to be integrated into the proposed community trail system. A community art program and/or interpretive signage are examples of elements that may be used to enhance the community trail amenity. Specific elements will be defined with future PUD Permit applications.

In addition, activity nodes, or enlarged areas along the trail system, may be used to promote outdoor activities and learning, including health and wellness in the community. A variety of materials and elements, including, but not limited to hardscaping, landscaping, public art, and other similar features may be used to tell the story of the community and to create a unique identity through its trail programs and pedestrian corridors. The size, quantity and location of these elements will be based on the final program determined at time of future PUD Permit applications.

LOTS ADJACENT TO PARKS:

Unless otherwise approved by the Community Development Director, residential lots that are located next to a public park, private park, or school shall front directly or side onto these uses or shall be connected via a public road.



THIRD CREEK WEST PUD

A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

THIRD CREEK WEST
PUD DEVELOPMENT ZONE DOCUMENT
COMMERCIAL CITY, COLORADO

PUD ZONING LAND USE CHART

PLANNING AREA	USE	DESCRIPTION OF USES (1)	ACRES	% OF OVERALL DEVELOPMENT	PERMITTED GROSS DENSITY
A	Residential	Includes single-family detached and single-family attached (townhome/duplex) uses.	±24.8	10.6%	3-8 DU/AC
B	Residential	Includes single-family detached and single-family attached (townhome/duplex) uses. Small lots are not permitted within this Planning Area.	±41.6	17.8%	3-8 DU/AC
C	Residential	Includes single-family detached, single-family attached (townhome/duplex), and multifamily uses.	±15.6	6.7%	4-12 DU/AC
D	Residential	Includes single-family detached, single-family attached (townhome/duplex), and multifamily uses.	±28.1	12.0%	4-12 DU/AC
E	Mixed-Use	Includes a horizontal or vertical mix of land uses such as single-family detached, single-family attached (townhome/duplex), and multifamily residential, neighborhood level commercial, retail and office uses.	±9.4	4.0%	0.25 FAR (Non-Residential) / 6-20 DU/AC (Maximum 75% residential permitted in P-A-E & P-A-F combined)
F	Mixed-Use	Includes a horizontal or vertical mix of land uses such as single-family detached, single-family attached (townhome/duplex), and multifamily residential, neighborhood level commercial, retail and office uses.	±10.3	5.7%	0.25 FAR (Non-Residential) / 6-20 DU/AC (Maximum 50% total land area permitted for residential as part of a vertical mix use)
G	Commercial	Includes primarily commercial, retail, and office uses, but may also include high density residential as part of a vertical mixed-use development.	±20.1	8.6%	0.25 FAR (Non-Residential) / 6-40 DU/AC (Maximum 50% total land area permitted for residential as part of a vertical mix use)
H	Commercial	Includes primarily commercial, retail and office uses, but may also include high density residential as part of a vertical mixed-use development.	±29.3	12.6%	0.25 FAR (Non-Residential) / 6-40 DU/AC (Maximum 50% total land area permitted for residential as part of a vertical mix use)
I	Drainage	Detention (intended for future development)	±15.2	6.5%	N/A
J	Drainage	Detention (intended for future development)	±9.3	4.0%	N/A
ROW to be dedicated	Arterial and Collector Right-of-Way		±29.3	12.4%	
Total Land Area			±234.3	100.0%	Maximum 1,050 Units
Minus Planning Areas I & J			±24.5	10.5%	Total (E)
Total Developable Land Area			±209.8		

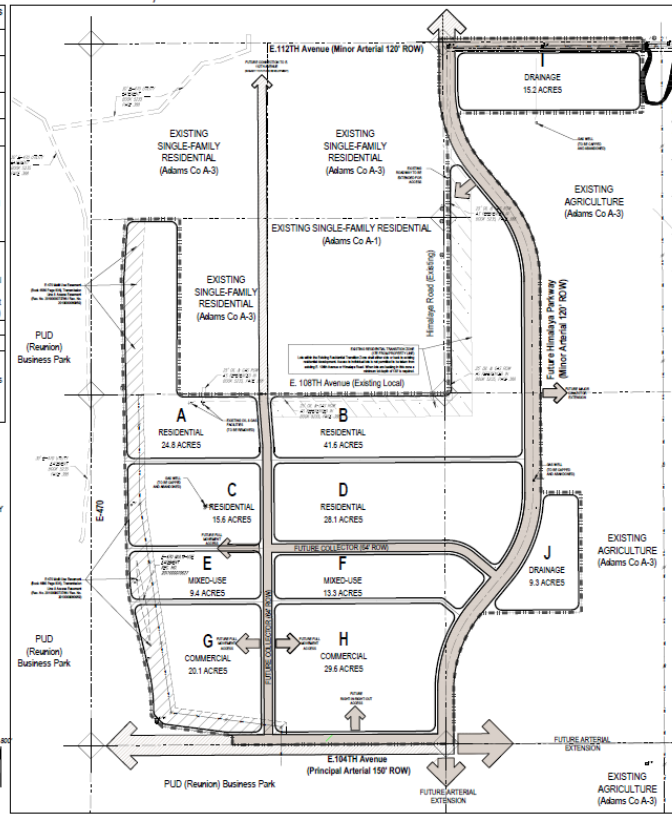
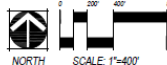
* Planning Area intended for detention facilities.

GENERAL NOTES

- "Description of Uses" outlines the primary intended and use(s) for the subject planning area. However, additional land uses may be allowed per the "Table of Allowed Land Uses" on sheet 5 and subject to Community Development Director approval.
- The Planning Area acreage and shapes may be administratively varied up to 15% without a PUD Zone Document Amendment so long as shapes, locations of land uses, and compatibility generally remain consistent.
- When development occurs in Planning Area G or H, regardless of size or location, an illustrative concept plan encompassing the entire Planning Area shall be submitted and administratively reviewed by the City. This concept plan will generally illustrate internal connectivity, uses, circulation and buffering.
- Drainage facilities for this Third Creek West PUD will be served by one or more detention ponds located within this PUD Zone boundary. Detention facilities for Third Creek West may be temporary until permanent facilities are constructed with adjacent development to the east. Reference the Third Creek West Preliminary Drainage Report for more information.
- Access points and road classifications shown are conceptual and subject to change during the PUD Permit approval process. Final access points and road classifications will be determined by traffic analysis(es) at that time.
- Maximum residential units allowed are defined in the "Permitted Gross Density" column of this chart. As the property within this PUD Zone Document develops over time, residential units will be defined at the PUD Permit level of approval, but shall not exceed 1,050 total units (within Planning Areas A, B, C, D, E, and F). Residential unit development within Planning Areas G, H, I and J shall be separate from the 1,050 units and are subject to future PUD Permit applications (including the requirement for updated traffic, utility and drainage reports, as needed).
- Lots within the Existing Residential Transition Zone shall either side or back to existing residential development. Access to individual lots is not permitted to be taken from existing E. 106th Avenue or Himalaya Road. When lots are backing in this zone a minimum lot depth of 130' is required.

LEGEND

- PROPERTY BOUNDARY
- ANNEXATION BOUNDARY
- PLANNING AREA BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY (to be built by others)
- EASEMENT
- EXISTING RESIDENTIAL BUFFER ZONE



DATE: 10/15/2024
PROJECT: THIRD CREEK WEST PUD
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
PUD ZONING MAP
4 of 9

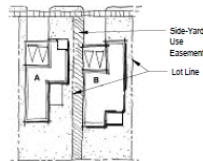
A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,
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USES	LOT SIZE (MIN.)	LOT WIDTH (MIN.) (2)	MIN. GROSS FLOOR AREA (1)	SETBACK (MIN.) FOR ALL STRUCTURES ADJACENT TO: (3, 4, 5, 6)		FRONT YARD SETBACK (MIN.) (3, 4, 5, 6)	SIDE YARD SETBACK (MIN.) (3, 4, 5, 6, 7, 8)	REAR YARD SETBACK (MIN.) (3, 4, 5, 6)	BUILDING HEIGHT (MAX.) (6)
				ARTERIAL	COLLECTOR				
Small Lot Single-Family Detached Residential with Front-Loaded Garage	2,800 SF	40' (1)	1,300 SF (1)	25'	20'	6' to porch; 10' to living; 20' to garage	0' (5) side to living; 10' to living corner lot condition (1, 3)	10'	35'
Standard Lot Single-Family Detached Residential with Front-Loaded Garage	5,500 SF	50'	1,080 SF (1-STORY) 1,600 SF (2-STORY)	25'	20'	10' to living/porch; 120' to garage	5' (1) side corner lot condition (1)	15' (1)	35'
Single-Family Detached Residential with Rear-Loaded Garage	2,700 SF	30'	800 SF (1-STORY) 1,400 SF (2-STORY)	25'	20'	6' to porch; 10' to living	5' (1) side corner lot condition (1)	6' (no parking); 20' (parking allowed)	35'
Single-Family Attached Residential	1,800 SF	20' (interior unit)	800 SF (1-STORY) 1,250 SF (2-STORY)	25'	20'	6' to porch; 10' to living 20' to garage	5' Exterior wall 0' Common wall; 10' side corner (1)	15' (front loaded); 6' (rear loaded-no parking); 20' (parking allowed)	35'
Multi-family Residential	N/A	N/A	N/A	25'	20' (1)	15' (1, 12)	15' (20' min. building separation) (1)	15' (1)	75'
Non-Residential Uses	N/A	30'	N/A	25'	20' (1)	10' (1, 12)	0' (20' min. building separation) (1)	15' (1)	75' (P+E & F) 150' (P+G & F)

1. 0' to line configurations are allowed. When 0' to line configurations are permitted, detached garages may also utilize a 0' to side setback. All structures must meet separation and cover requirements as well as minimum setbacks.
2. Minimum lot width must be measured at the front lot line. Lot width may be measured at the front setback when lots are irregular.
3. Side setbacks may be reduced to less than 3' as measured from the finished material of the exterior wall to the property line when the lot line is irregular.
4. Building height excludes porches and other architectural treatments that screen rooftop mechanical equipment from view. These items are subject to height limitations as deemed appropriate by the development committee.
5. Windows, bay windows, eaves, cantilevers, chimneys, exterior postcolumns, solar panels, mechanical equipment, light fixtures, air conditioning units and other architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment of any type or structure be located within the setback of the finished material of the encroachment to the adjacent property.
6. Side-loaded garages and non-livable structures, such as covered porches and courtyards can encroach a setback up to 10 feet from the front or side property line within the public right-of-way of transportation and utility easements.
7. Setbacks shall be measured from public right-of-way to the structure. In the year set aside for the public right-of-way study, only lots abutting a public right-of-way. Lots siding only private streets, alley, open space areas, or other similar uses shall use the adjacent setback line as the measurement. The length shall be at least 20' from the back of the public sidewalk.

7. Multi-Family and Commercial development may utilize a 0' front yard setback when used in planning areas G and H to promote an urban edge/streetscape.
8. Roof overhangs are permitted with a maximum encroachment of 2' into the building setback.
9. Window wells are permitted to encroach into setbacks up to 3', as long as adequate drainage is accommodated.
10. For Multi-Family Residential and Non-Residential uses, setbacks shall be measured from each property line.
11. Minimum gross floor area does not include garage or basement square footage.
12. Lots within the "Existing Residential Transition Zone" shall have a minimum rear yard setback of 35 feet.
13. Single-family lots with a 40' lot frontage shall require homes built to be 2-story. Single story homes are not permitted with 40' lot frontage to reduce garage door dominated elevations.

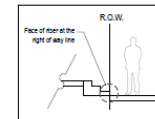
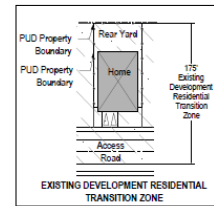
1. No direct vehicular access to arterial or collector street for individual residences is permitted.
2. The tread of the first entry step may be located immediately adjacent to public sidewalk.
3. Single-family use easements are permitted on single-family detached residential lots. Decks, patios, landscaping, walls, fences, rails, furniture, driveways and similar elements are permitted within the defined use easement.
4. Shared driveways/driveway easements are permitted for all uses per then current code requirements.
5. Accessory structures include all structures located within the parcel in which the use is incidental to the use of the principal structure.



1. A minimum of 50 foot setback shall be maintained from plugged and abandoned wells to adjacent structures.
2. Colorado Oil and Gas Conservation Commission (COGCC) and City standards for setbacks and development shall be observed for all oil and gas operations within the Third Creek West PUD Zone Document area.

The following parking standards shall apply to the Third Creek West PUD Zone area. Land uses not specifically listed in the table below shall reflect minimums outlined in then current code.

RESIDENTIAL USES		
HOUSEHOLD LIVING	MULTI-FAMILY DWELLING	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom; +10% of total required space for visitor parking
	SINGLE-FAMILY DETACHED DWELLING	2 spaces / dwelling unit
	SINGLE-FAMILY ATTACHED DWELLING	2 spaces / dwelling unit
NON-RESIDENTIAL		Reference Commerce City Land Development Code



THIRD CREEK WEST PUD
A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

THIRD CREEK WEST
PUD
COMMERCIAL ZONE DOCUMENT

TABLE OF ALLOWED USES (BY PLANNING AREA)

USE CLASSIFICATION	SPECIFIC USE TYPE	1	2	3	4	5	6	7	8	9	10	11	12
AGRICULTURAL USES	Community garden	R	R	R	R	R	R	R	R	R	R	R	R
	Greenhouse/hydroponic production (with no outdoor storage)	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL USES													
	Animal boarding (indoor kennels) and training												
Animal Services	Doggie day care centers												
	Veterinary offices or clinics												
Antennas	Antennas for commercial/industrial use accessory to principal use	C	C	C	C	C	C	C	C	C	C	C	C
	Antenna and support structure for amateur radio communications	C	C	C	C	C	C	C	C	C	C	C	C
Arts & Culture	Radio or television broadcasting offices												
	Arts and Cultural Uses	R	R	R	R	R	R	R	R	R	R	R	R
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber, building equipment, without outdoor storage)												
	All other similar uses (plumbing, electrical, lumber, building equipment, with outdoor storage)												
Eating and Drinking Establishments	Bar, tavern, night club												
	Breakfast	P	P	P	P	P	P	P	P	P	P	P	P
Financial Institutions	Bank or financial institution												
	Convenience store/grocery store (<5,000 sq ft)												
Food and Beverage Sales	Grocery store (>5,000 sq ft)												
	Liquor store												
Fuel Sales	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)												
	Fuel sales with no vehicle repair												
Funeral and Intermment Services	Fuel sales with minor vehicle repair												
	Natural gas fuel sales as part of retail sales												
Office	Natural gas fuel sales for trucks												
	Funeral home												
Personal Services	Business or professional (including medical/dental offices/clinics)												
	Courier services												
Recreation or Amusement Facilities, Private	Massage/energy offices/clinics												
	Substance Abuse Treatment Facility, Outpatient Clinic												
Repair Services (Not including Retail Establishments)	Instructional services, studios												
	Yamaguchi-style bar/restaurant												
Retail Establishments	Mingo establishments/social gaming outlet/performance centers												
	Bookings, billiards, movie theaters & similar uses												
Vehicle/Equipment Sales and Services	Health clubs												
	Outdoor recreation												
Visitor Accommodations	Furniture or major household appliance repair												
	Admission/Manufactured Manufacturing												
	Retail business store < 25,000 square feet												
	Retail business store > 25,000 square feet												
	Tattoo parlor												
	T-shirt/consumable store												
	Automobile service												
	Automobile washing facility												
	Tire shop												
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)												
	Vehicle repair, minor												
	Hotel or transient establishments												
	Hotel or motel lodging establishments												

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.
- Admission/Manufactured Manufacturing shall mean the shared or individual use of hand-tool, mechanical tools and electronic tools for the manufacture 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.

USE CLASSIFICATION	SPECIFIC USE TYPE	1	2	3	4	5	6	7	8	9	10	11	12
OFFICE FLEX	Office flex												
	Industrial Uses												
Action House or Yard	Action house (inside)												
	Brewery												
Manufacturing, Food	Dairy												
	Meat products, packing & processing (no slaughtering)												
Marijuana Uses	Microbrewery												
	Micro-winery												
Research and Development Services	Medical marijuana center												
	Primary caregiver												
Truck/Transportation Services	Retail marijuana store												
	Scientific R & D services												
Warehousing & Distribution	Testing laboratories, non-medical												
	Private Bus Station with repair												
PUBLIC, INSTITUTIONAL & CIVIC USES	Private Bus Station without repair												
	Private Bus Station without repair												
Ambulance Service	Garage and office for ambulance service												
	Health center or clinic												
Clubs and Lodges	Gun club (indoor)												
	Golf course (indoor)												
Community Services	Events center < 15,000 sq ft												
	Events center > 15,000 sq ft												
Day Care Facilities, Adult or Child	Child care center												
	Adult day care center												
Hospitals	Day care home												
	Golf course/riding range												
Public Lands, Parks, and Buildings	Hospital												
	Outpatient surgical centers												
Religious Institutions	Library												
	Public administrative office or service building												
Educational Facilities	Public or fire station												
	Church or religious institution												
Transportation Facilities	Elementary and secondary education schools												
	Private business, trade, and education schools												
Utilities	Post-secondary colleges and universities												
	Schools of special instruction												
Zoo, Arboretum, Botanical Gardens	Parking garage												
	Public parking lot												
Household Living	Public utility office												
	Public utility office												
Senior Housing	Public utility office												
	Public utility office												
Foster care home	Public utility office												
	Public utility office												
Multi-family dwelling	Public utility office												
	Public utility office												
Single-family detached dwelling	Public utility office												
	Public utility office												
Bundling or rooming house	Public utility office												
	Public utility office												
Home occupation	Public utility office												
	Public utility office												
Nursing homes	Public utility office												
	Public utility office												
Oil and Gas Uses	Public utility office												
	Public utility office												
Support activities for existing oil and gas operations (pipelines, etc.)	Public utility office												
	Public utility office												
Support activities for new oil and gas operations (pipelines, etc.)	Public utility office												
	Public utility office												
New oil and gas drilling sites (consolidated drilling locations)	Public utility office												
	Public utility office												

TABLE OF ALLOWED USES NOTES:

- 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.

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 this time the agricultural and existing residential use will be discontinued and removed.
- Unless specifically listed or similar to use listed within this Third Creek West 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 the Third Creek West PUD and the Commerce City Land Development Code, then this Third Creek West PUD will apply. If the Third Creek West PUD does not state a relevant standard, then the Commerce City Land Development Code, as amended, shall apply.
- School sites are not anticipated in the Third Creek West PUD Zone Document area.

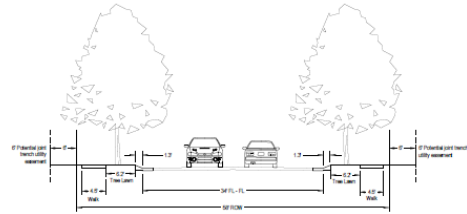
LEGEND

- R = Allowed by Right
- P = Allowed Use by Permit
- C = Conditional Use
- L = Reference Land Development Code
- Blank = Not Permitted

DATE:
APPROVED:
THIRD CREEK WEST PUD
COMMERCIAL ZONE DOCUMENT

ROADWAY STANDARDS NOTES

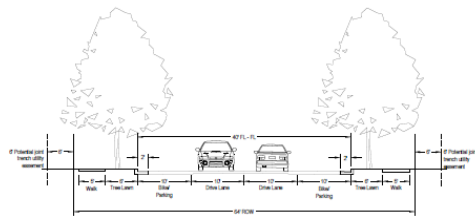
1. The steel sections included within this PUD Zone Document, with the exception of the alloy steel sections, are based upon the Commerce City Engineering Construction Standards and Specifications, Chapter 3, Revised 2017. Future changes to this Engineering Construction Standards and Specifications document and the standards contained in this PUD Zone Document may be used for the Third Creek West property.
2. Private streets are permitted within Third Creek West. Design and implementation shall be provided at time of PUD Permit. Private streets shall be reviewed by City staff and approved administratively.



LOCAL - 58' W/ DETACHED WALKS AND MOUNTABLE CURBS

NOT TO SCALE

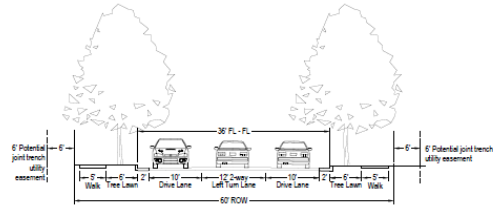
- NOTE:
1. Striping not required.
 2. On-street parking allowed on both sides of the street.
 3. Irrigated & uniformly landscaped tree lawn to be installed by developer.



MINOR COLLECTOR - 64' W/ DETACHED WALKS

NOT TO SCALE

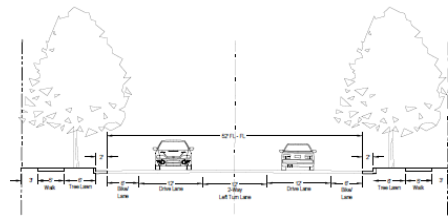
- NOTES:
1. Center line stripe required.
 2. This section for streets with "back out" driveways in residential subdivisions.
 3. Attached walk is permitted. When used, tree lawn moves to back of walks.
 4. On-street parking allowed on both sides of street.



LOCAL COMMERCIAL - 60' W/ DETACHED WALKS

NOT TO SCALE

- NOTES:
1. No on-street parking.
 2. Stripe 2-way left turn lane.
 3. For commercial or high density residential streets.
 4. Attached walk is permitted. When used, tree lawn moves to back of walk.



MAJOR COLLECTOR - 80' W/ DETACHED WALKS

NOT TO SCALE

- NOTES:
1. Striping Required.
 2. Attached walk is permitted. When used, tree lawn moves to back of walk.
 3. No on-street parking.

THIRD CREEK WEST PUD

A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

THIRD CREEK WEST
PUD

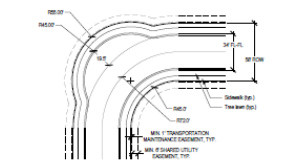
100 South Street
Suite 100
P.O. Box 100
P.O. Box 100
P.O. Box 100

THIRD CREEK WEST
PUD
PLANNING AND DEVELOPMENT ZONE DOCUMENT
COMMISSIONER OF COLORADO

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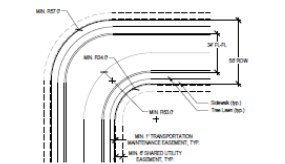
THIRD CREEK WEST
PUD
PLANNING AND DEVELOPMENT ZONE DOCUMENT
COMMISSIONER OF COLORADO



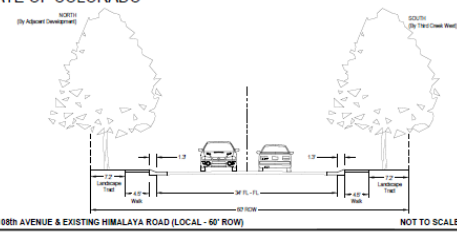
TYPICAL EYEBROW TREATMENT NOT TO SCALE

From: Commerce City Engineering Construction Standards and Specifications, Revised 2017

Note: Typical Eyebrow Treatment and Typical 90 Degree Turn at Local conditions may only be used for local road classifications.

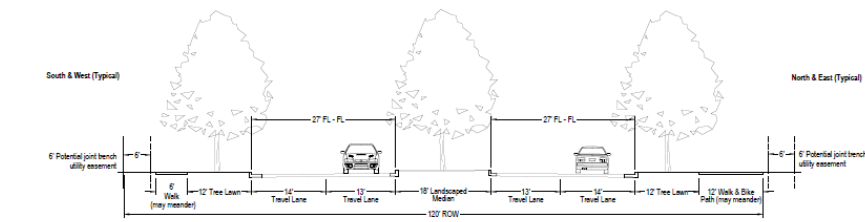


TYPICAL 90 DEGREE TURN AT LOCAL NOT TO SCALE

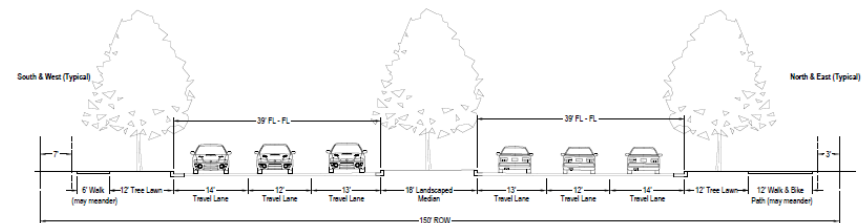


10th AVENUE & EXISTING HIMALAYA ROAD (LOCAL - 60' ROW) NOT TO SCALE

NOTE:
1. Striping not required.
2. On-street parking allowed on both sides of the street.
3. Third Creek West Developer is responsible for the construction of the southern half of right-of-way which is triggered by the redevelopment of the property adjacent to 10th to the north.



MINOR ARTERIAL NOT TO SCALE



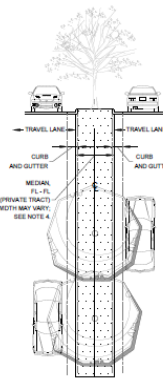
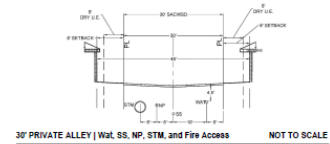
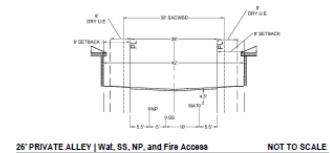
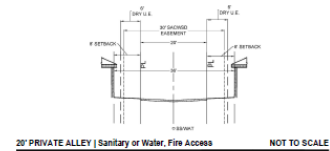
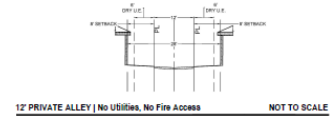
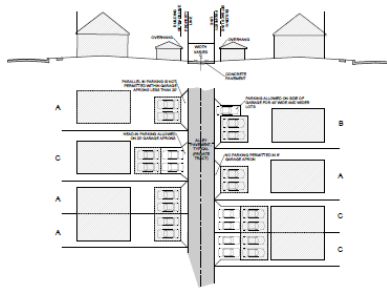
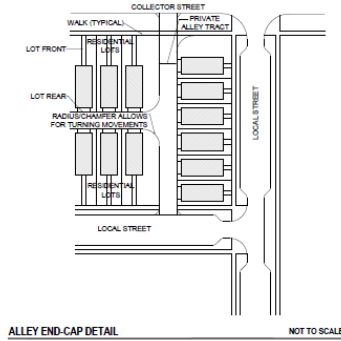
PRINCIPAL ARTERIAL NOT TO SCALE

NOTE:
1. Auxiliary lanes shall be 12' wide, including gutter pans.
2. Dual left turn lanes shall be provided where traffic volumes dictate.
3. Walks may be attached when auxiliary lanes are present.

NOTE:
1. Auxiliary lanes shall be 12' wide, including gutter pans.
2. Dual left turn lanes shall be provided where traffic volumes dictate.
3. Walks may be attached when auxiliary lanes are present.

THIRD CREEK WEST PUD

A PARCEL OF LAND LOCATED WITHIN SECTIONS 10 & 11, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



- MEDIAN NOTES**
1. Raised medians can be built in all street types using this detail.
 2. Median widths may vary based on traffic conditions and planned improvements/plantings.
 3. Right-of-way widths may increase as needed to accommodate median improvements.
 4. Minimum median widths at intersections is 5'.
 5. Minimum median width is 5' where planting material is used.
 6. Walks can be attached when medians are included in a street section.
 7. All sight distance standards shall be maintained when a median is implemented.

- ALLEY USAGE GENERAL NOTES**
1. All parking configurations are permitted in single-family detached and single-family attached layouts, per the setbacks specified in the alley setback table on this sheet and Bulk Standards chart on Sheet 5.
 2. All homes on an alley will either allow parking or all disallow parking. Making of parking and no parking configurations is not permitted on a single alley. When parking is prohibited, no parking signs shall be posted according to City standards.

- ALLEY SETBACKS**
1. Garages can be either attached or detached.
 2. Rear yard fencing on alleys shall be set back from the garage door face a minimum of 12 inches.
 3. Alleys shall be private tracts.
 4. All alley networks longer than 150' must have, at a minimum, two access points to a street or acceptable paved vehicular turn around.
 5. Minimum pavement width for alleys is 12'.
 6. Other parking configurations are permitted, including tandem garages, so long as a 30' separation between buildings across the alley is maintained.
 7. Building permit applications shall list alley setbacks as Type A, B, C or N/A (Not Applicable).
 8. Alleys proposed to provide fire service are subject to current fire standards, so as to preserve the health, safety, and welfare of users.
 9. Minimum pavement width for alleys proposed to provide fire service is 20'.
 10. Alley tract widths are subject to change dependant on utility spacing and parking requirements.

PARKING TYPE	DISTANCE TO GARAGE FACE FROM EDGE OF ALLEY/PRIVATE DRIVE PAVEMENT
A Garage parking only	6 FT
B Garage parking with additional space next to garage	6 FT
C Garage parking with head-in parking	20 FT MIN.

WAT - Water
SS - Sanitary Sewer
STM - Storm Sewer
NP - Non-Portable Water
UE - Utility Easement
PL - Pavement Line