

3151

BELLE CREEK: A FAMILY CENTERED NEW TOWN PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 10
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

PUD ZONE DOCUMENT

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SIGN SCHEDULE

COMMERCE CITY, SIGN CODE SHALL APPLY,
NOTWITHSTANDING THE FOLLOWING:

COMMERCIAL (AREA D)

IN-LINE RETAIL BUILDINGS - FASCIA SIGN CRITERIA
All tenants will be allowed one principle identification sign, mounted within the areas designated by the owner. Tenants with 100 or more lineal feet of shop frontage and sign fascia will be allowed two such signs within the owner's designated areas. Tenants that occupy the end of buildings with street frontage will be allowed an identification sign on the additional street frontage not to exceed 50 sq. ft. within the owner's designated areas.

The size of the tenant's principle identification sign shall be computed as follows:

A. Each tenant sign shall be computed according to the following formula:

30' high and 3/4 of tenant lineal frontage in length.

B. No tenant sign shall exceed 75 sq. ft.

C. Every tenant is allowed a minimum sign of 40 sq. ft.

All signs will be composed of individual, internally illuminated, pan channel letters. The individual letters or symbols shall be subject to the following criteria:

A. The letters shall not exceed 30" in height. Lower case letters g, j, p, q, & y may extend below the text line 6".

B. Each letter stroke shall be a minimum of 1/2".

C. The depth of the letter shall not be less than 4" nor more than 6".

D. Letters shall be mounted with the horizontal bottom line of the display or text at the bottom of the designated sign area. Best efforts should be made to position the vertical centerline of the display at the center of the building columns nearest the tenant's entrance.

E. All letters shall be internally illuminated and constructed so that no light is directly visible from any location in the shopping center.

F. Translucent letter faces may be of any color. Pan channel returns and trim caps shall be painted industrial enamel matte finish to match the adjacent sign fascia color.

G. Letters shall be mounted directly to the fascia without an intervening raceway.

IN-LINE OR MULTI-TENANT BUILDINGS: FREESTANDING GROUND SIGNS

In addition to fascia signage, in-line retail buildings are allowed one 2-sided freestanding ground sign, not to exceed 50 sq. ft. per side for every street frontage. Measurement shall not include sign pedestal of 4' maximum height. Total height shall not exceed 12'. Minimum pedestal setback of 5'. Sign area to be divided between tenants and building/center copy as determined by landlord.

ANCHOR TENANTS

The anchor tenant in a multi-tenant building shall be allowed 200 sq. ft. of total signage with no single sign exceeding 100 sq. ft. Anchor tenants may occupy up to 50% of the building's allotted freestanding ground signage.

PAD SITE SIGNAGE - SINGLE TENANT

Each pad site will be allowed 300 sq. ft. of total signage. Building fascia signage shall not exceed 200 sq. ft. with no single sign exceeding 100 sq. ft. Each pad site is allowed one 2-sided freestanding ground sign per street frontage, not to exceed 50 sq. ft. per side. Measurement shall not include sign pedestal of 4' maximum height. Total height shall not exceed 12'. Minimum pedestal setback of 5'.

For all building signs, the sign criteria shall be the same as outlined for the Fascia Sign Criteria with the following exceptions:

A. Individual letters shall not exceed 36" in height.

B. Internally lighted cabinets may be used pending approval by owner.

CHURCH SIGNAGE

Church tenants shall be allowed 500 sq. ft. of total signage with no single sign exceeding 150 sq. ft. The main fascia sign and remote ground signs, one per street frontage 100 sq. ft., not to exceed 50 sq. ft. per face may also be internally lighted cabinets, upon owner's approval. The remaining fascia signage shall conform to the Fascia Sign Criteria.

APARTMENTS (AREAS A, B & C)

One sign is allowed for each street frontage. This sign shall not exceed 24 sq. ft. This number is applicable for wall-mounted signs only. Freestanding signs shall not exceed 3 sq. ft. An additional directory sign will be allowed for each building entrance. This sign shall not exceed 3 sq. ft. For a freestanding sign, there is no minimum setback. Signs shall be no higher than 15', nor shall they extend above the base of the second floor window sill, parapet, eave, or building facade.

COMMERCIAL (AREA A - TOWN CENTERS)

Each unit is allowed one sign per each street frontage. Allowed sign types shall include pan channel,awning, applied metal, or other architecturally compatible materials and systems as approved by owner. Signs shall not exceed 24 sq. ft. For wall-mounted signs, 3 sq. ft. for a freestanding sign, and 6 sq. ft. for a projecting sign. For a freestanding sign, there is no minimum setback. Signs shall be no higher than 15', nor shall they extend above the base of the second floor window sill, parapet, eave, or building facade. In addition to other signage, restaurants and cafes may have a wall-mounted sign displaying the menu or specials.

PROJECT MONUMENTATION

Signage and/or architectural features shall be allowed at the project entrances at 104th and at Highway 85. Signs shall not exceed 6' maximum height. Measurements shall not include sign pedestal of 3' maximum height. Individual letters shall not exceed 24" in height. Each entrance will be allowed 100 sq. ft. of total signage for project identification. Sign criteria are not applicable to architectural features.

COMMUNITY IDENTIFICATION & DIRECTIONAL SIGNS

Community identification signage will be allowed throughout the project at a maximum area of 24 sq. ft. per sign, not including posts, etc. Directional signage will be allowed throughout the project at a maximum area of 32 sq. ft. per sign, not including posts, etc.

ALLOWABLE USES AND FLOOR AREA RATIOS

LAND USE AND FAR/ PARCEL	A	B	C	D	E
Office - administrative and executive; business and professional; and general	X*	X	X	X	X
Medical, dental and other health related medical	X	X	X	X	X
Financial services such as banks, other financial institutions brokerages and electronic fund transfer facilities	X	X	X	X	X
Daycare center, child and/or elder including outside areas for play, recreation	X	X	X	X	X
Hotels/ motels and conference, banquet and meeting facilities	X	X	X	X	X
Church and church facilities	X	X	X	X	X
Recreation, amusement and entertainment (activities to be conducted within enclosed building-adult entertainment shall not be permitted)	X	X	X	X	X
Studios for professional work (art, photographic, music, dance)	X	X	X	X	X
Public facilities such as libraries, and fire, police and post office substations, vehicle registration offices	X	X	X	X	X
Vocational, trade and professional schools	X	X	X	X	X
Public utility and telecommunication facilities	X	X	X	X	X
Hospitals, outpatient facilities and emergency health care facilities	X	X	X	X	X
Ambulance facilities	X	X	X	X	X

LAND USE AND FAR/ PARCEL	A	B	C	D	E
Motor vehicle related sales (parts & gasoline) and service operations (includes car-cleaning services, excludes motor vehicle sales and long-term ext. storage of motor vehicles.)				X	
Restaurants (including take out, delivery, and exterior seating; excluding drive-through and curb-side service)	X				
Restaurants (including drive-through, curb-side service, take out, delivery, and exterior seating)				X	
Sales, rental and service of goods, merchandise, and equipment and consumer and business services				X	
Public storage				X	
Public and private parks and play fields, accessory recreation facilities and open space	X	X	X	X	X
Parochial and private schools				X	X
Veterinary/animal hospital (excluding kenneling)	X			X	
Automobile parking garages/lots, on-street parking; note: on-street parking shall be permitted on all lots and parcels throughout the Belle Creek project	X	X	X	X	X
Raising of crops	X	X	X	X	X
Multi-family	X	X	X	X	X
Single Family Detached	X	X	X	X	X
Townhouse and/or condominium	X	X	X	X	X
Cottage	X	X	X	X	X
Maximum Commercial Floor Area to Site Area Ratios (areas for outside seating, awnings, canopies, porte-cochères, vestibules, attached or unattached areas for equipment, trash receptacles, signs, play and recreation shall be allowed in addition to this calculation).	.5	.5	.5	.5	.5

* X DENOTES THAT THE APPLICABLE USE IS ALLOWABLE IN THAT AREA

FILE # _____
MAP # _____
RECEPTION # _____