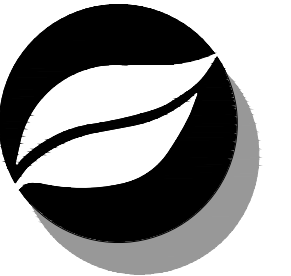


NEXUS NORTH AT DIA PUD ZONE DOCUMENT

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



Consilium Design
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

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NEXUS NORTH OWNER, LLC
2750 E. 146TH ST. SUITE 200
CARMEL, IN 46033
P: 317-669-6000

PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTAL / REVISIONS:
CITY SUBMITTAL • June 12, 2018
RESUBMITTAL PER COMMENTS • Oct. 8, 2018
RESUBMITTAL PER COMMENTS • Dec. 21, 2018
RESUBMITTAL PER COMMENTS • Feb. 25, 2019
AMENDMENT Δ • Sept. 27, 2019
AMENDMENT Δ • Jan. 05, 2021

COVER SHEET

1 of 7

LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY

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

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

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

THENCE S 00°16'43" E, ALONG THE WEST LINE OF SAID QUIINTERO STREET RIGHT-OF-WAY, A DISTANCE OF 442.41 FEET TO THE NORTHEAST CORNER OF LOT 1, DIA TECH CENTER FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000017866, SAID ADAMS COUNTY RECORDS;

THENCE S 89°33'29" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1189.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY;

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

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

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

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

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

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

OWNER(S) SIGNATURE AND PRINTED NAME

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

OWNERSHIP CERTIFICATE:

NEXUS NORTH OWNER, LLC, BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO, DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM UNDER THE TERMS HEREIN.

BY _____
MARK SHAPLAND, VICE PRESIDENT OF NEXUS NORTH OWNER, LLC

DEED OF TRUST CERTIFICATE:

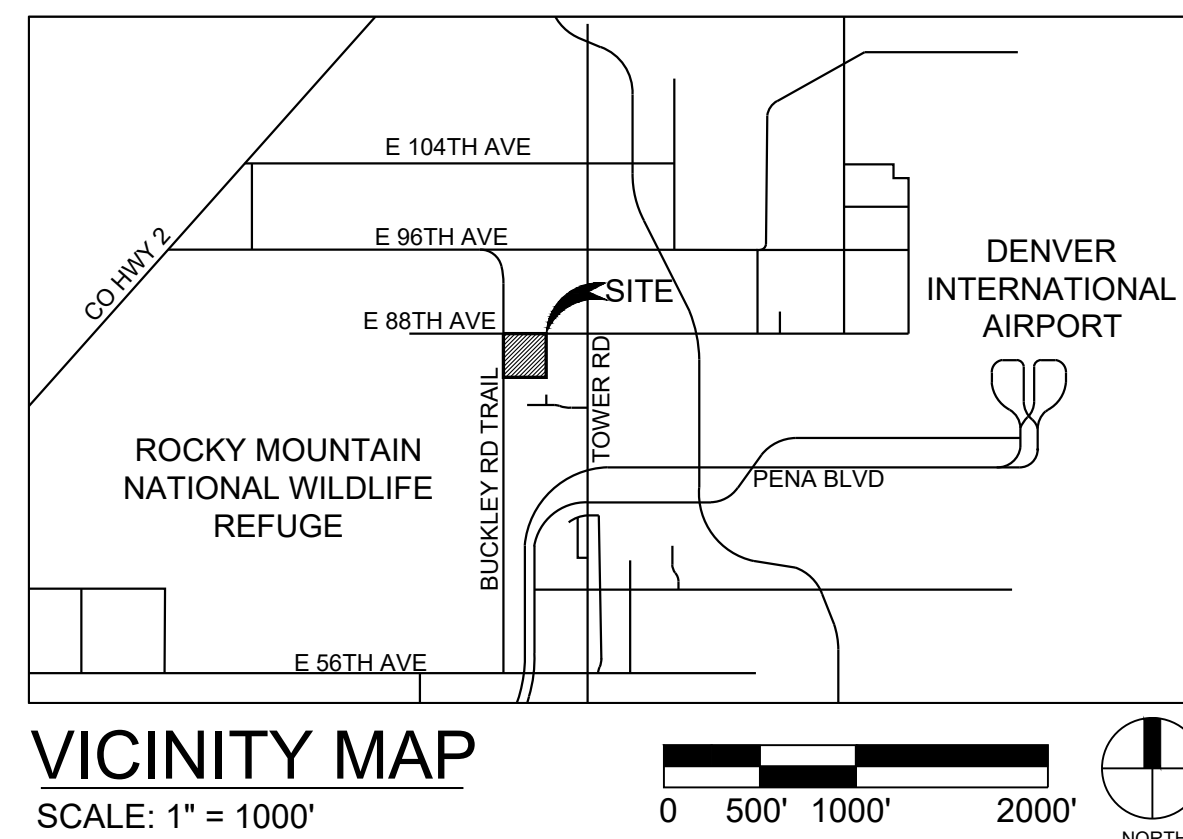
_____ BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO CONSENTS TO THE PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND ITS CONTENTS

BY _____
NAME AND TITLE OF RESPONSIBLE PERSONS

GENERAL NOTES:

- SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
- ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.

SHEET 1 OF 7



SHEET

SHEET	SHEET NUMBER
COVER SHEET	1
PROJECT DESIGN AND INTENT	2
EXISTING CONDITIONS	3
LAND USE SCHEMATIC	4
LAND USE TABLE & PRIMARY BULK STANDARDS TABLE	5
ALLOWABLE USES	6
PROPOSED STREET CROSS-SECTIONS	7

TOTAL LAND AREA:

7,406,110 SQUARE FEET = 170.021 ACRES



NOTARIZATION CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20____

BY (SEAL):

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CITY APPROVAL CERTIFICATE:

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

CHAIRPERSON

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

CITY CLERK

MAYOR

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

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

COUNTY CLERK AND RECORDER

DEPUTY

RECEPTION NUMBER: _____

DEVELOPMENT STANDARD NOTES:

- A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN
 - PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
- IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-3, SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED HOWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3.
- ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN.
- THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
- FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
- STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
- ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
- ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
- THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.
- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
- ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
- ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
- ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR". STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
- PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

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

SHEET 2 OF 7



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NEXUS NORTH OWNER, LLC
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AMENDMENT Δ • Sept. 27, 2019
AMENDMENT Δ • Jan. 05, 2021

PROJECT DESIGN AND
INTENT

2 of 7

STATEMENT OF PROJECT INTENT:

NEXUS NORTH AT DIA IS A PROPOSED 170 ACRE PLANNED DEVELOPMENT THAT WILL SERVE AS A REGIONAL, COMMUNITY EMPLOYMENT AND COMMERCIAL CENTER. IT'S STRATEGIC LOCATION, NORTH OF THE DIA TECH CENTER, CLOSE TO THE DENVER INTERNATIONAL AIRPORT, PENA BLVD, AND TOWER ROAD PROVIDES A UNIQUE OPPORTUNITY TO CREATE AN EMPLOYMENT CENTER THAT CAN ACCOMMODATE A VARIETY OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL.

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

PLANNING AREAS 1-3 ARE LOCATED IN THE I-1 LIGHT INDUSTRIAL, OFFICE AND FLEX CAMPUS CLASSIFICATION WHICH MAY INCLUDE A VARIETY OF OFFICE, OFFICE/FLEX, LIGHT INDUSTRIAL, DISTRIBUTION AND GREEN INDUSTRY USES.

PLANNING AREA 4 IS LOCATED ADJACENT TO THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. THIS PLANNING AREA IS DESIGNED TO SERVE AS A BUFFER BETWEEN PLANNING AREAS 1-3 AND THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. DRAINAGE FACILITIES SUCH AS DETENTION PONDS MAY BE LOCATED IN THIS PLANNING AREA.

THE LAND USE PLAN IS ORGANIZED TO CREATE AN EMPLOYMENT CENTER, ACCOMMODATE VEHICULAR ACCESS AND CIRCULATION, CREATE REGIONAL AND LOCAL PEDESTRIAN CONNECTIVITY, MAXIMIZE STREET FRONTAGE, MAINTAIN NATURAL DRAINAGE SYSTEMS, AND PRESERVE THE NATURAL INTEGRITY OF, AND PROVIDE ACCESS TO, THE SECOND CREEK CORRIDOR. THE DEVELOPMENT WILL INCORPORATE ON-SITE STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

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

INTEGRATED PLANNING AND DESIGN PRINCIPLES INCLUDE THE FOLLOWING:
MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS
CONNECTIVITY
PRESERVE AND ENHANCE NATURAL SYSTEMS
PEDESTRIAN-ORIENTED STREETSCAPES
ENVIRONMENTAL STEWARDSHIP

MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS
- CREATE A MULTI-USE EMPLOYMENT CENTER THAT CAN ACCOMMODATE MULTIPLE LAND USES. THESE LAND USES MAY INCLUDE RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX AND "JUST IN TIME" MANUFACTURING, DISTRIBUTION AND AIRPORT RELATED USES.

CONNECTIVITY
- ESTABLISH SAFE AND CONVENIENT PEDESTRIAN AND AUTOMOBILE CONNECTIONS WITHIN NEXUS NORTH AT DIA AND ADJACENT PROPERTIES.
- ESTABLISH SAFE AND COMFORTABLE PEDESTRIAN CONNECTIONS TO THE SECOND CREEK GREENWAY.
- CREATE WALKABLE COMMERCIAL AND EMPLOYMENT CENTERS.
- REINFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

PRESERVE AND ENHANCE NATURAL SYSTEMS
- PRESERVE THE SECOND CREEK CORRIDOR
- PROVIDE PEDESTRIAN CONNECTIONS FROM ADJACENT PLANNING AREA TO THE SECOND CREEK CORRIDOR, E. 88TH AVE, AND BUCKLEY ROAD TRAIL.
- UTILIZE ARCHITECTURE AND LANDSCAPE ARCHITECTURE TO REINFORCE EDGES AND SPACES.

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

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

ENGINEER:
BECKNELL INDUSTRIAL
CONTACT: MATT GARVER
120 EAST BURLINGTON AVENUE
LA GRANGE, ILLINOIS 60525
PHONE: 708.443.9300



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

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

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

SITE PLANNING

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

OPEN AREAS, PEDESTRIAN AND BICYCLE CIRCULATION

INTENT:
TO PROVIDE A SAFE, CONVENIENT AND AN INTERCONNECTED ENVIRONMENT FOR PEDESTRIANS. TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, BICYCLISTS AND PEDESTRIANS. TO PROVIDE PEDESTRIAN CONNECTIONS TO COMMUNITY OPEN AREAS INCLUDING THE SECOND CREEK CORRIDOR AND TRIBUTARY.

LANDSCAPING

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

ARCHITECTURE

INTENT:
TO ENCOURAGE RICHNESS AND DIVERSITY IN BUILDING ARCHITECTURE THAT IS WELL ARTICULATED TO PROVIDE HUMAN SCALE, INTEREST AND ORIENTATION AS WELL AS REINFORCE THE SPATIAL DEFINITIONS TO PUBLIC SPACES, INCLUDING STREETS. TO ENCOURAGE VARIED BUILDING FORM AND PROFILE WITHIN LARGE STRUCTURES AND BUILDING GROUPS. TO PROVIDE HUMAN SCALE AND VISIBLE ORIENTATION TO ENTRIES. TO MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICE AREAS ON ADJOINING STREETS, PUBLIC SPACES AND ADJACENT PROPERTY. TO ESTABLISH COMPLIMENTARY LEVELS OF MATERIAL QUALITY AND DETAIL. TO ESTABLISH LEVELS OF MATERIAL, DETAIL AND QUALITY THAT WILL BE COMPATIBLE AND EMPHASIZE PROJECT CHARACTER. TO PROVIDE DURABILITY, PERMANENCY, AND QUALITY THROUGHOUT DIA TECH CENTER. REFER TO THE NEXUS NORTH DIA DESIGN STANDARDS AND GUIDELINES.

SIGNAGE AND LIGHTING

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

STATEMENT OF EXISTING AMENITIES:

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

STATEMENT OF PROJECT PHASING:

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

STATEMENT OF UNIQUE FEATURES OF THE DEVELOPMENT:

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

STATEMENT OF EXISTING CHALLENGES FOR THE DEVELOPMENT:

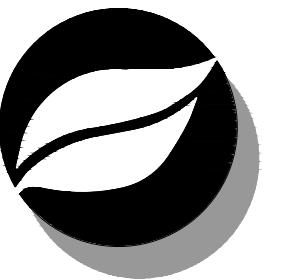
THERE ARE NO ECOLOGICAL SITE CONSTRAINTS OR LAND USE CONDITIONS THAT WOULD KEEP THIS PARCEL FROM BEING DEVELOPED. THERE IS AN EXISTING PUBLIC SERVICE EASEMENT CONTAINING TWO HIGH PRESSURE GAS LINES WHICH FUTURE DESIGN WILL ACCOMMODATE. THE PARCEL IS IN THE SECOND CREEK DRAINAGE BASIN, WHICH HAS A MAPPED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

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE GOALS & POLICIES:

THE NEXUS NORTH AT DIA DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT COMPREHENSIVE PLAN. THE PLANNED DEVELOPMENT IS WITHIN THE CITY'S IGA GROWTH BOUNDARY AND THE FUTURE LAND USE IS IDENTIFIED AS (I1) INDUSTRIAL/DISTRIBUTION WITH EMPLOYMENT CAMPUS/BUSINESS CENTER DESIGNATION. NEXUS NORTH AT DIA'S PROPOSED LAND USES ARE CONSISTENT WITH THE INDUSTRIAL, DISTRIBUTION, MANUFACTURING, AND COMMERCIAL LAND USE CLASSIFICATIONS. THE NEXUS NORTH AT DIA DEVELOPMENT WILL INCORPORATE A HIGH LEVEL DESIGN QUALITY TO IT'S ARCHITECTURE AND LANDSCAPE TREATMENTS.

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 3 OF 7



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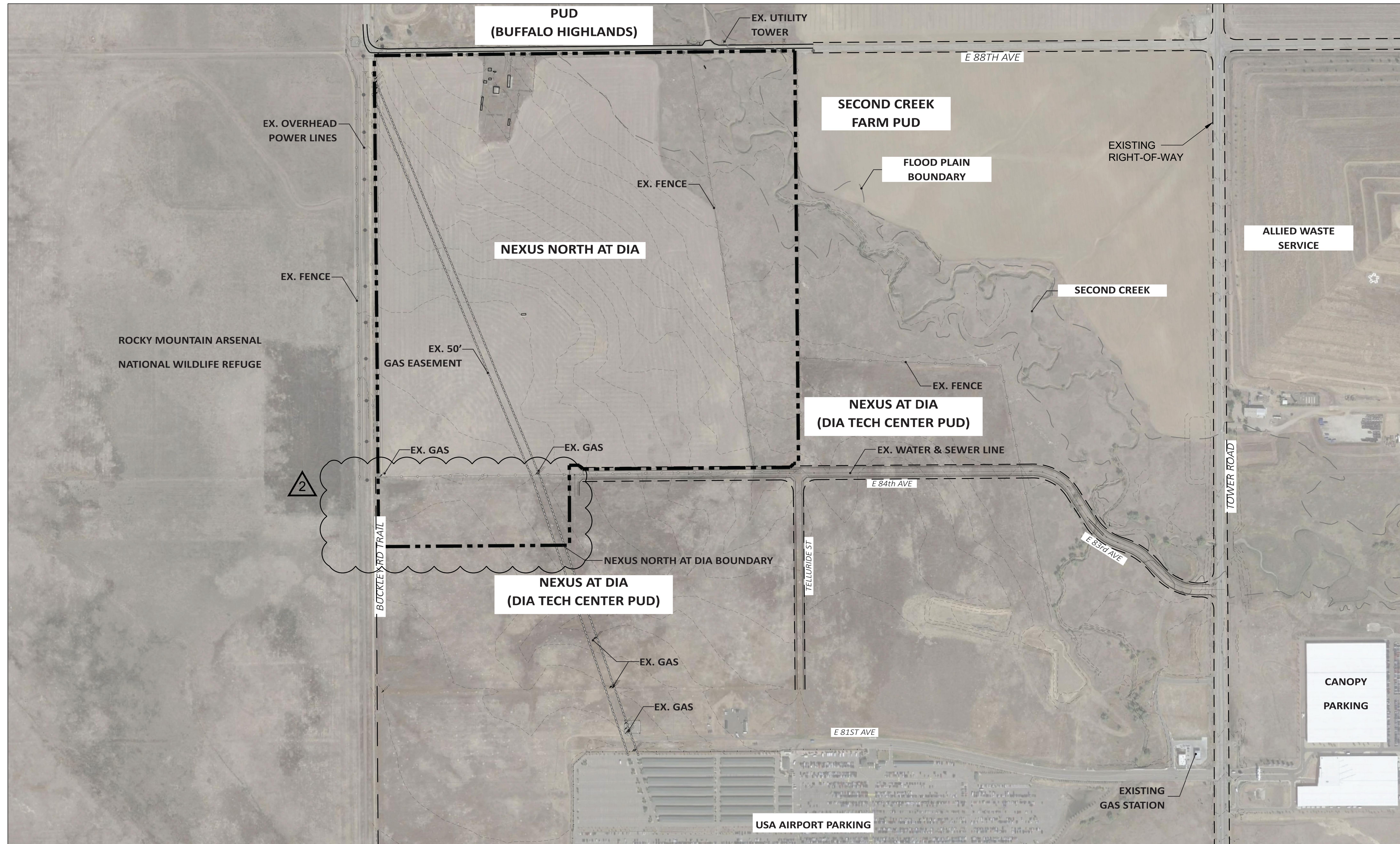
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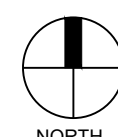
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PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO



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EXISTING CONDITIONS

3 of 7

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SHEET 4 OF 7



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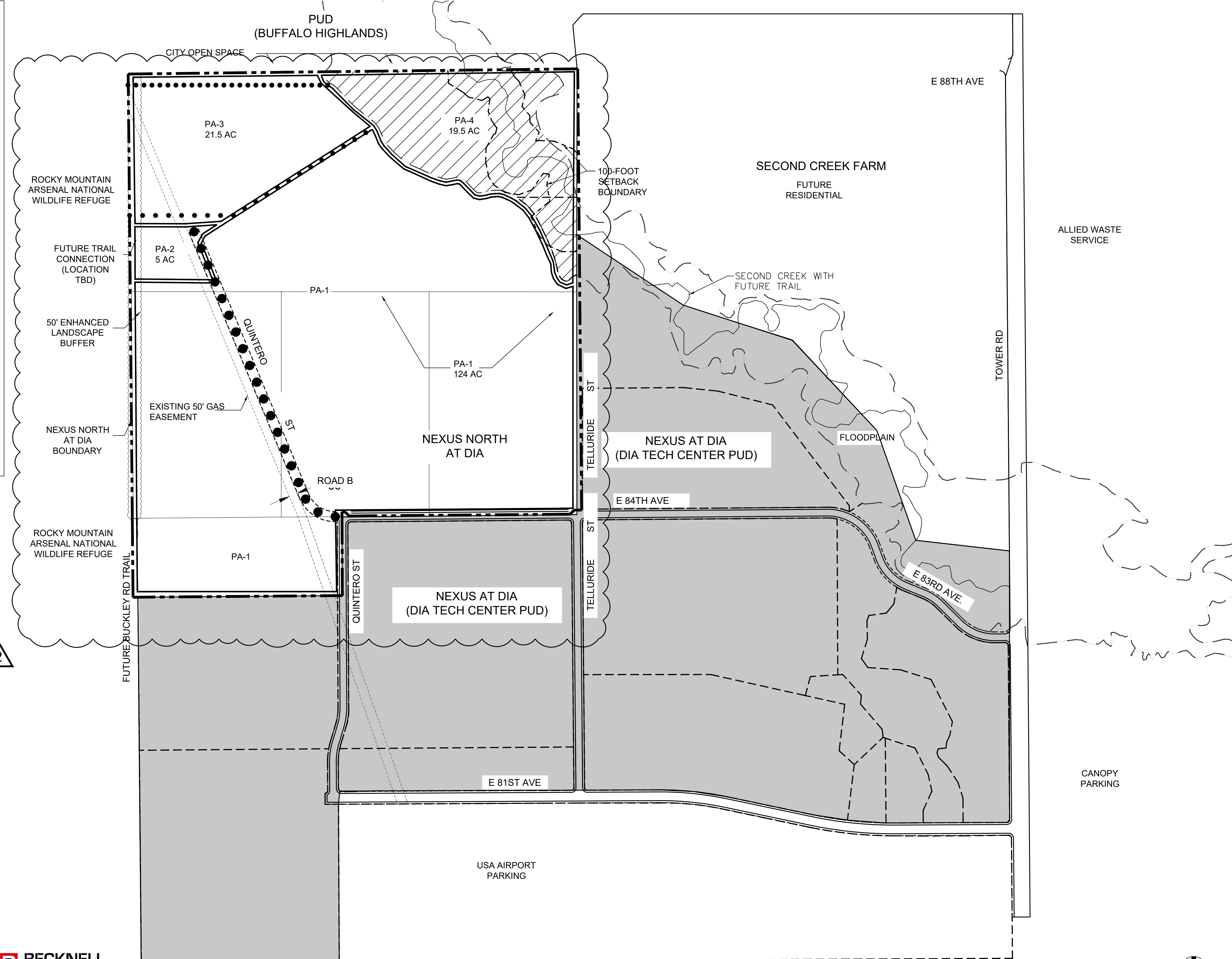
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LAND USE SCHEMATIC

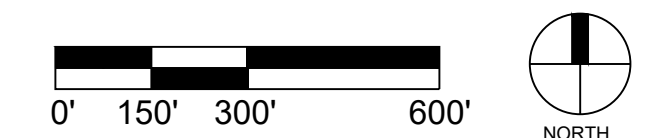
4 of 7

LEGEND:

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



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SHEET 5 OF 7



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LAND USE TABLE AND
PRIMARY BULK STANDARDS
TABLE

5 of 7



LAND USE TABLE			
PLANNING AREA	USE*	SIZE (ACRES)	PERCENT OF TOTAL (GROSS)
PA-1	I-1, Light-intensity Industrial, Office and Flex Campus (Highest Intensity Uses)	124	73%
PA-2	I-1, Light-intensity Industrial, Office and Flex Campus (Medium Intensity Uses)	5	4%
PA-3	I-1, Light-intensity Industrial, Office and Flex Campus (Lowest Intensity Uses)	21.5	12%
PA-4	Floodplain/Open Space/Detention/Drainage/On Site Improvements Excluding Building Pads	19.5	11%

* SEE USES CHART ON SHEET 6

GENERAL NOTES:

- SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
 - ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 - ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 - A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-3, SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED HOWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3.
- ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN.

PRIMARY STRUCTURE BULK STANDARD NOTES:

- SETBACKS SHALL BE MEASURED FROM THE FOUNDATION OF THE STRUCTURE TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
- ALL MEASUREMENTS ARE IN FEET OR SQUARE FEET UNLESS OTHERWISE NOTED.
- ACCESSORY BULK STANDARDS SHALL CONFORM TO THE PRIMARY STRUCTURE STANDARDS.
- ANY STRUCTURE IN PA-4 WILL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND WILL MEET PUBLIC ZONE DISTRICT STANDARDS UNLESS OTHERWISE APPROVED.
- STRUCTURES LOCATED IN PLANNING AREA PA-3 AND PA-4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE SECOND CREEK TOP OF BANK.

PRIMARY STRUCTURE BULK STANDARDS

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

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SHEET 6 OF 7



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ALLOWABLE
USES
6 of 7

ALLOWABLE USES					
ALLOWABLE LAND USE CLASSIFICATIONS					
R=Allowed By Right					
P=Use By Permit					
C=Conditional Use					
NA=Use Not Allowed					
R-A= Use By Right, Accessory Only					
USE CLASSIFICATION	USE TYPE	ALLOWABLE USES BY PLANNING AREA			
		PA-1	PA-2	PA-3	PA-4
AGRICULTURAL USES					
Horticulture & Nurseries	Community garden	P	P	P	P
	Greenhouse/nursery/tree production (with no outdoor storage)	R	R	R	R
COMMERCIAL USES					
Adult Businesses	Sexually oriented businesses	NA	NA	NA	NA
Animal Services	Animal boarding (indoor/outdoor kennels) and training	P	P	P	NA
	Doggie day care centers	P	P	P	NA
	Veterinary offices or clinics	R	R	R	NA
Antennas	Antennas for commercial/industrial use accessory to principle use	R-A	R-A	R-A	R-A
	Cell Towers	R	R	R	R
	Radio or television broadcasting offices	R	R	R	NA
Building Materials & Services (retail)	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)	R	R	R	NA
	Landscape equipment, hardscape materials (without outdoor storage)	R	R	R	NA
Eating & Drinking Establishments	Bar, tavern, night club	R	R	R	NA
	Brewpub	R	R	R	NA
	Catering services	R	R	R	NA
	Restaurant with drive-thru/lup	R	R	R	NA
	Restaurant without drive-thru/lup	R	R	R	NA
	Tasting room	R	R	R	NA
Financial Institutions	Bank or financial institution	R	R	R	NA
Food & Beverage Sales	Convenience store/grocery store (<5,000 sf)	R	R	R	NA
	Grocery store (>5,000 sf)	R	R	R	NA
	Liquor store	R	R	R	NA
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R	NA
Fuel Sales	Fuel sales with no vehicle repair (accessory use only)	R-A	R	R	NA
	Fuel sales with minor vehicle repair (accessory use only)	R-A	R	R	NA
	Fuel sales with major vehicle repair (accessory use only)	R-A	P	P	NA
	Natural gas fuel sales (accessory use only)	R-A	R	R	NA
	Natural gas fuel sales for trucks (accessory use only)	NA	NA	NA	NA
Funeral & Intermment Services	Funeral home	R	R	R	NA
Office	Business or professional (including medical/dental office/clinics)	R	R	R	NA
	Courier services	R	R	R	NA
	Office Campus	R	R	R	NA
	Massage therapy office/clinics	R	R	R	NA
	Substance abuse treatment facility, Inpatient Residential	C	C	C	NA
Personal Services	Substance abuse treatment facility, outpatient clinic	R	R	R	NA
	Instructional services, studios	R	R	R	NA
	Temporary/day labor facilities/offices	NA	NA	NA	NA
	Bail bonds	P	P	P	NA
	All other similar uses	R	R	R	NA
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	R	R	R	NA
	Bowling, billiards, movie theaters & similar uses	R	R	R	NA
	Health clubs	R	R	R	NA
	Outdoor recreation	R	R	R	R
	Race track (animal or vehicle)	NA	NA	NA	NA
Repair Services (not including vehicles)	Furniture or major household appliance repair	R	R	R	NA
	All other similar uses	R	R	R	NA

PLANNING AREAS		PA-1	PA-2	PA-3	PA-4
Retail Establishments	Fla markets (indoor/outdoor)	NA	NA	NA	NA
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	R	R	R	NA
	Pawn shop	P	P	P	NA
	Retail business store <25,000 sf	R	R	R	NA
	Retail business store >25,000 sf	R	R	R	NA
	Tattoo parlor	R	R	R	NA
	Thrift/consignment store	R	R	R	NA
Vehicle/Equipment Sales & Services	Automobile rentals	NA	NA	NA	NA
	Automobile washing facility	R	NA	NA	NA
	Limited moving truck (.30 feet)/equipment self-rental facilities	NA	NA	NA	NA
	Major equipment repair	R	NA	NA	NA
	Motor vehicle dealer/sales, new and used automobiles < 3 acres	NA	NA	NA	NA
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	NA	NA	NA	NA
	Motor vehicle dealer/sales, new and used RV's, trailers, and campers	NA	NA	NA	NA
	Tire shop	R	NA	NA	NA
	Towing services without impound yard	NA	NA	NA	NA
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales or parts)	P	NA	NA	NA
	Vehicle repair, minor	R	NA	NA	NA
	Hotel or motel lodging establishments	R	R	R	NA
OFFICE FLEX		PA-1	PA-2	PA-3	PA-4
Office Flex	Office flex	R	R	R	NA
INDUSTRIAL USES		PA-1	PA-2	PA-3	PA-4
Auction House or Yard	Auction house (inside)	P	NA	NA	NA
Contractor Operations	Building, developing, general contracting (no outdoor storage)	R	R	R	NA
	Special trade contractors (no outdoor storage)	R	R	R	NA
Manufacturing, Food		R	R	R	NA
	Beverage manufacturing	R	R	R	NA
	Brewery	P	P	P	NA
	Dairy product manufacturing	R	R	R	NA
	Distillery	R	R	R	NA
	Fruit and vegetable preserving, and specialty food manufacturing	R	R	R	NA
	Meat products, packaging & processing (no slaughtering)	R	R	R	NA
	Microbrewery	R	R	R	NA
	Micro-winery	R	R	R	NA
	Other food manufacturing	R	R	R	NA
	Winery	R	R	R	NA
Manufacturing, Machinery		R	R	R	NA
	Commercial and service industry machinery manufacturing	R	R	R	NA
	Computer and electronic product manufacturing	R	R	R	NA
	Electrical equipment, appliance and component manufacturing	R	R	R	NA
	Furniture and related product manufacturing	R	R	R	NA
	Metalworking machinery	R	R	R	NA
	Miscellaneous manufacturing	R	R	R	NA
Manufacturing, Metal		R	R	R	NA
	Cutlery and hand tool manufacturing	R	R	R	NA
	Machinery shops, turn products, screw, nut, and bolt manufacturing	R	R	R	NA
Manufacturing, Oil and Gas		P	C	C	NA
	Support activities for oil and gas operations (pipelines, etc)	P	C	C	NA
Manufacturing, Textile		R	R	R	NA
	Apparel manufacturing	R	R	R	NA
Manufacturing, Wood Product		R	R	R	NA
	Basket and hamper (wood, reed, rattan, etc.) manufacturing	R	R	R	NA
	Box and crate manufacturing	R	R	R	NA
	Wood product manufacturing	R	R	R	NA
Marijuana Uses		NA	NA	NA	NA
	Medical marijuana center	NA	NA	NA	NA
	Medical marijuana infused product manufacturer	NA	NA	NA	NA
	Optional premises cultivation operation	NA	NA	NA	NA
	Primary caregiver	NA	NA	NA	NA
	Retail marijuana cultivation facility	NA	NA	NA	NA
	Retail marijuana product manufacturing facility	NA	NA	NA	NA
	Retail marijuana store	NA	NA	NA	NA
	Retail marijuana testing facility	NA	NA	NA	NA
Motion Picture and Video Industry		R	R	R	NA
	Motion picture and video industry	R	R	R	NA

PLANNING AREAS		PA-1	PA-2	PA-3	PA-4
Outdoor Storage (See Note 4 and 5)		R-A	NA	NA	NA
	Above-ground storage tanks < 48,000 gallons (accessory use only)	R-A	NA	NA	NA
	Above-ground storage tanks of propane < 10,000 cubic feet capacity	R-A	NA	NA	NA
Printing and Publishing		R	R	R	NA
	Printing and related support activities	R	R	R	NA
	Publishing industry	R	R	R	NA
Research and Development Services		R	R	R	NA
	Bio-medical, Pharmaceutical, Other Medical Manufacturing	R	R	R	NA
	Scientific R&D services	R	R	R	NA
	Testing laboratories, medical	R	R	R	NA
	Testing laboratories, non-medical	R	R	R	NA
Truck/Transportation Services		R	R	R	NA
	Trade and technical uses	R	R	R	NA
	Transportation terminal	R	NA	NA	NA
	Trailer sales and service limited to use for private passenger motor vehicles	R	NA	NA	NA
	Truck sales (non-trailer)	R	NA	NA	NA
	Truck stop (natural gas sales) (accessory use only)	R-A	NA	NA	NA
Warehousing & Distribution		R	R	R	NA
	Data Center	R	R	R	NA
	Household moving center	R	C	NA	NA
	Motor freight transportation terminal and shipping, excluding couriers	R	C	NA	NA
	Mini-storage and warehouse without outdoor storage	C	C	NA	NA
	Produce storage and warehousing	R	C	NA	NA
	Retail sales in conjunction with warehouse establishment	R	C	NA	NA
	Warehousing and storage, general	R	C	NA	NA
Wholesale Establishments (including accessory offices)		R	R	R	NA
	Building materials, garden equipment, and supply dealers	R	R	R	NA
	Food production	R	R	R	NA
	Grocery and related product wholesale	R	R	R	NA
	Retail sales in conjunction with wholesaling	R	R	R	NA
	Warehousing and wholesaling establishments excluding explosives and live animals	R	C	P	NA
	Wholesale establishments incidental to other principal uses	R	R	R	NA
	Wholesale houses and distributors (including warehouse clubs)	R	R	R	NA
PUBLIC, INSTITUTIONAL & CIVIC USES		PA-1	PA-2	PA-3	PA-4
Airport/Heliport		C	C	C	C
	Public or private heliport	C	C	C	C
Ambulance Service		R	R	R	NA
	Garage and office for ambulance service	R	R	R	NA
Clubs and Lodges		R	R	R	NA
	Private lodge or club	R	R	R	NA
	Gun club (indoor)	R	R	R	NA
Community Services		R	R	R	NA
	Conference Centers	R	R	R	NA
	Events center <15,000 sf	R	R	R	NA
	Events center >15,000 sf	R	R	R	NA
Day Care Facilities, Adult or Child		R	R	R	NA
	Child care center	R	R	R	NA
	Adult day care center	R	R	R	NA
Hospitals		R	R	R	NA
	Hospital	R	R	R	NA
	Outpatient surgical centers	R	R	R	NA
Public Lands, Parks, and Buildings		R	R	R	NA
	Library	R	R	R	NA
	Public administrative office or service building	R	R	R	NA
	Public park or recreational facilities	R	R	R	R
	Public stadium, arena, auditorium	R	R	R	R
	Police or fire station	R	R	R	R
	Other public facility	R	R	R	R
Religious Institutions		R	R	R	NA
	Church or religious institution	R	R	R	NA
Educational Facilities		R	R	R	NA
	Elementary and secondary education schools	R	R	R	NA
	Private business, trade, and vocation schools	R	R	R	NA
	Post secondary colleges and universities	C	C	C	NA
	Schools of special instruction	R	R	R	NA
Transportation Facilities		R-A	R	R	P
	Parking garage (accessory use only)	R-A	R	R	P
	Private bus station with repair	P	NA	NA	NA
	Private bus station without repair	P	NA	NA	NA
	Private auto parking lots	NA	NA	NA	NA
Utilities		C	C	C	C
	Electric substation or gas regulator station	C	C	C	C
	Public utility installation	C	C	C	C
	Public utility office	R	R	R	R
	Wind energy conservation systems (windmills)	P	P	P	P
ALL USES		PA-1	PA-2	PA-3	PA-4
Construction		P	P	P	R
	Temporary Staging	P	P	P	R
	Temporary Material Storage	P	P	P	R
Residential Uses		NA	NA	NA	NA
	All Residential Uses	NA	NA	NA	NA

ALLOWABLE USES NOTES

- IN THE EVENT THAT A PROPOSED USE IS NOT SPECIFICALLY LISTED IN THE USE TABLE, AN APPLICANT MAY SEEK A WRITTEN INTERPRETATION FROM THE COMMUNITY DEVELOPMENT DIRECTOR THAT THE USE FALLS INTO ONE OF THE LISTED CLASSIFICATIONS IN THE APPLICABLE PLANNING AREA OR IS PROHIBITED.
- TEMPORARY AND SEASONAL OUTDOOR USES, SUCH AS FARMERS MARKETS, OUTDOOR NURSERY DISPLAYS, AND SIDEWALK SALES ARE ALLOWED AND MUST MEET THE CRITERIA AS OUTLINED WITHIN THE COMMERCE CITY LAND DEVELOPMENT CODE AS ADOPTED OR AMENDED.
- LIMITED AGRICULTURAL USE OF LAND IS ALLOWED UNTIL SUCH TIME AS DEVELOPMENT OCCURS IN THE RESPECTIVE PLANNING AREA. AGRICULTURAL USES ALLOW INCLUDE: CROP GROWING AND LIVESTOCK GRAZING LIMITED TO NO MORE THAN 50 HEAD OF CATTLE OR HORSES AND MUST COMPLY WITH THE COMMERCE CITY LAND DEVELOPMENT CODE AS ADOPTED OR AMENDED.
- OUTDOOR STORAGE CAN BE A MAXIMUM OF 20% OF THE BUILDING FOOTPRINT SQUARE FOOTAGE FOR BUILDINGS UP TO 100,000 SQUARE FOOT BUILDING FOOTPRINT. OUTDOOR STORAGE MAXIMUM FOR BUILDINGS EXCEEDING 100,000 SQUARE FOOT BUILDING FOOTPRINT CAN BE A MAXIMUM OF 10% OF THE BUILDING FOOTPRINT. FOR MULTI-TENANT BUILDINGS, THE OUTDOOR STORAGE MUST BE DIVIDED BY FENCE OR OTHER MEANS, AS DEFINED IN THE CITY LAND DEVELOPMENT CODE, AND DIRECTLY ACCESSIBLE BY EACH TENANT. OUTDOOR STORAGE MUST BE SCREENED FROM VIEW AND WILL BE REVIEWED AS PART OF DEVELOPMENT PLAN SUBMITTAL.
- OUTDOOR STORAGE CAN BE STACKED TO TEN FEET OR THE HEIGHT OF THE SCREENING FENCE, WHICHEVER IS LESS.
- NO RESIDENTIAL USES ALLOWED IN THIS DEVELOPMENT.
- WITHIN THE 100-FOOT TOP OF BANK SETBACK AREA FROM SECOND CREEK NO BUILDING WILL BE PERMITTED. PARKING, LANDSCAPE, DETENTION, STORM DRAINAGE, TRAILS, UTILITIES, CURB AND GETTER, SIDEWALKS, AND STREET LIGHTS AND OTHER TYPICAL SITE IMPROVEMENTS ARE THE ONLY ALLOWABLE USES UNLESS APPROVED BY THE CITY COMMUNITY DEVELOPMENT DIRECTOR.
- ALL USES WITHIN THE FLOODPLAIN WILL REQUIRE AN APPROVED FLOODPLAIN PERMIT IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE, AS ADOPTED OR AMENDED.

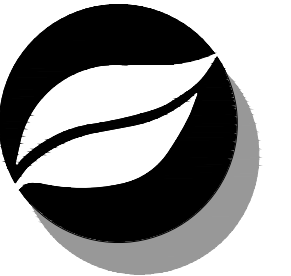
ENGINEER:
BECKNELL INDUSTRIAL
CONTACT: MATT GARVER
120 EAST BURLINGTON AVENUE
LA GRANGE, ILLINOIS 60525
PHONE: 708.443.9300



ALLOWABLE
USES
6 of 7

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

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



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LAND PLANNING AND
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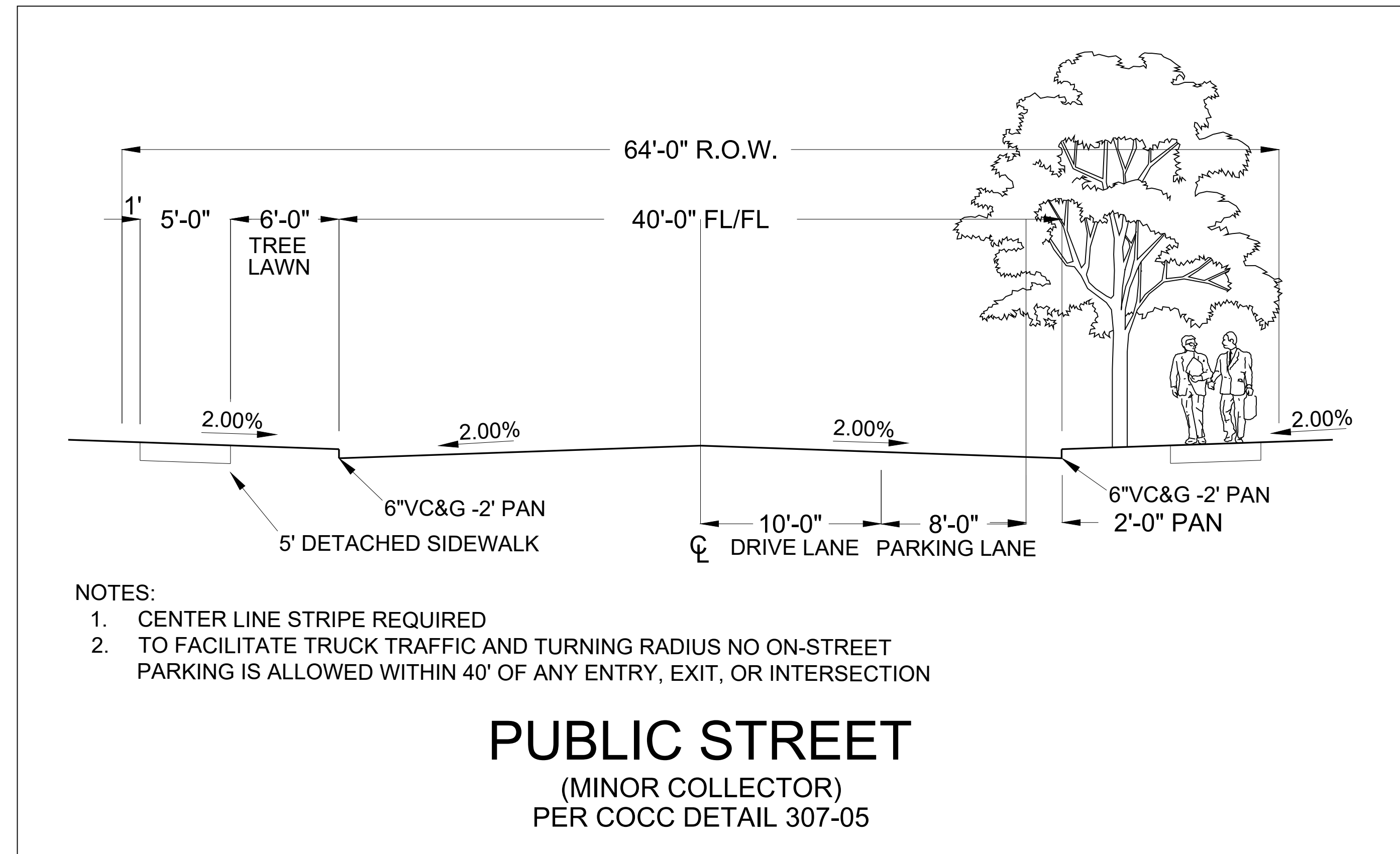
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NEXUS NORTH OWNER, LLC
2750 E. 146TH ST. SUITE 200
CARMEL, IN 46033
P: 317-669-6000

DEVELOPMENT STANDARD NOTES:

- A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN
 - PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-3, SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED HOWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3.
ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN.
- THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
- FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
- STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
- ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
- ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
- THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.
- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE, AS ADOPTED OR AMENDED.
- ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
- ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
- ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR". STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
- PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.



PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTAL / REVISIONS:
CITY SUBMITTAL • June 12, 2018
RESUBMITTAL PER COMMENTS • Oct. 8, 2018
RESUBMITTAL PER COMMENTS • Dec. 21, 2018
RESUBMITTAL PER COMMENTS • Feb. 25, 2019
AMENDMENT ▲ • Sept. 27, 2019
AMENDMENT ▲ • Jan. 05, 2021

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PROPOSED STREET
CROSS-SECTIONS
7 of 7