



November 24, 2020

Mr. Aaron McLean
Galloway and Co, Inc.
6162 S Willow Drive, Suite 320
Greenwood Village, CO 80111

RE: Project # Z-962-20 / AN-258-20 / ECAGID-15-20

Mr. McLean:

The initial submittal of the materials associated with the proposed Quick Trip rezoning to Planned Unit Development, annexation, and inclusion in the General Improvement District was reviewed by staff and referral agencies. The resulting comments and comment letters provide feedback for a resubmittal of the plans. Please note that as of the time of this communication, the project has not yet been presented to the Development Review Team (DRT) due to project pipeline issues and a delay in review feedback from critical agencies/departments. We will be discussing the project with the DRT on December 3rd and relaying additional information. Further, when other formal comments arrive, we will provide those to you immediately. We would ask that you refrain from resubmittal until complete feedback from those critical agencies/departments is received.

DRT General Comments:

- For the benefit of your team, it is important to note that while staff has made every effort to make this comment letter all inclusive, there may be additional comments or red-lines on subsequent submittals that were not included in this round of comments based on the nature of proposed changes.
- Please note that the Community Development Department has provided “redline” comment on the submitted drawings as an attempt to convey details.
- The City’s Comprehensive Plan designates this area for commercial uses with relation to and in proximity of the Denver International Airport. Chapter 13 of the city’s Comprehensive Plan provides a focus on “Appearance and Design”, outlining focus on gateways and corridors that provide specific perceptions of the community. The site is located on the outer proximity of the City, along a major arterial corridor, acting as a gateway for those traveling to and from DIA. Therefore, many of the comments included are guided by that focus.
- Please note the comments from the following referral divisions and agencies. In addition to these comments provided by the Community Development Department, a collection of the referral agency comments are enclosed. Please note that some of these are crafted as independent letters for each case and some of the comments are combined.

Comments Provided

- Denver International Airport
- South Adams County Fire District
- Tri-County Health
- Xcel Energy



- City of Commerce City Parks and Recreation

Comments Provided as “No Comments”

- Adams County Planning and Development
- E-470 Highway Authority

Forthcoming Comments

- Public Works

Annexation Comments – AN-258-20

- For revisions of the submittal, please use the City’s assigned project number AN-258-20 for the title of the document and on subsequent annexation map pages.
- Please note that proposed projects greater than 10 acres in size require the submission of an Annexation Impact Report on 2nd submittal. We are including the Annexation Impact Report Requirement Sheet and will assist you with compilation for submittal.
- Please provide evidence of corporate authority for the Director of Real Estate (Troy DeVos?) or that individual to submit the petition and execute the annexation agreement on behalf of QuikTrip Corporation.
- Please correct notary block to identify signer.
- Please include a label of the incorporation status (C&C of Denver or Adams Co.) of the property to the west (Denver International AirPark Lot 1) of the proposed annexation.
- Please provide a narrative response, via the comment response letter, to indicate the current status of any required public agreements with special districts, quasi-public entities, or other governmental entities. Please note that we acknowledge the “can serve” letter from the South Adams County Water and Sanitation District.
- Please also confirm that there are no private agreements addressing topics subject to governmental approvals (e.g. oil and gas operations, licenses, pipeline agreements etc..)

GID Inclusion Comments – ESGID

(See included comments from referral agencies/departments. Please note that there may be pending comments from referral agencies/departments)

Rezoning/PUD comments - Z-962-20

- Generally, the proposed PUD lacks significant standards information to guide future development of the proposed QuickTrip gas station or the undeveloped parcel on the southern half of the site. The comments below are an attempt to outline the omissions and provide specific guidance of required information. With resubmittal, please consult the provided PUD Facts To Know (FTK) document to ensure all required



information is provided.

- Please see the attached redlines for specific items of remedy regarding the PUD document.
- Please provide an estimated alignment of parcel lines that will be formalized by a future subdivision plat.
- Please note that a series of items appear to be missing regarding the development and bulk standards proposed for the development. These items include setbacks, height of structures, and other items relating the bulk of structures and the development standards for future proposals. If the district standards from one of the city's standard zoning districts (i.e. C-2 or C-3) are to be used, please provide reference in the language of the PUD and replicate the standards with a development and bulk standards table. Please reference Page 13 of the Planned Unit Development FTK packet, specifically the provided checklist for "Sheets 4+".
- Please include general notes that address items such as any standards not addressed by the PUD will default to the City's adopted Land Development Code (LDC). Please reference Page 15 of the PUD FTK packet, specifically the provided checklist for "Sheets 5+" and section No. 3
- Please provide a narrative response of customized design elements proposed. These include any special considerations for design standards, fencing, landscaping, signage etc. These should be clearly stated on the PUD document and considered in conjunction with proposed language above regarding defaulting to standards in the LDC.

Next Steps:

- The proposed projects will require a resubmittal to the city's process. As mentioned, please refrain from resubmittal until all outstanding comments are collected and provided. If you would like to discuss these comments, we would be happy to set up a time that works for all parties.

If you have any questions regarding the above stated information, please feel free to contact me at 303-289-8129 or via email at treynolds@c3gov.com.

Sincerely,

Travis Reynolds
City Planner

Enclosures: External agency referral comments

↩ Reply all ▾ 🗑 Delete 🚫 Junk 🚫 Block ⋮

81st and Tower Referrals

HD

Hilaire, Jeannette - DEN <Jeannette.Hilaire@flydenver.com>

👍 ↶ ↷ → ⋮

Tue 11/17/2020 1:50 PM

To: Reynolds, Travis - CD

Cc: Brenninkmeyer, Elise - DEN; Marion, Rachel - DEN <Rachel.Marion@flydenver.com>; Casias, Ange

DRT Referral_1_ECAGID-015-...
791 KB

DRT Referral_1_Z-962-20-21....
790 KB

4 attachments (3 MB) Download all Save all to OneDrive - City of Commerce City

Community Development Department

Attn: **Travis Reynolds** – treynolds@c3gov.com

7887 East 60th Avenue

Commerce City, CO 80022

Referrals 1-ECAID-015, 1-Z-962-20-21 AND 1 AN-258-20

Dear Mr. Reynolds

Denver International Airport received your referrals *1-ECAID-015, 1-Z-962-20-21 AND 1 AN-258-20 for the development SW 81st and Tower Road*. We appreciate the opportunity to comment on the proposals and provide the following comments:

- The proposed development is within “the 5-Mile ‘Known-attractant’ Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA) and within. The USDA Wildlife Biologists assigned to DEN, assist in implementing DEN's Wildlife Hazard Management Plan. They have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see attached). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Thank you again for the opportunity to comment.

K/r



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	Z-962-20-21
Location:	SWC of 81 st and Tower Road
Review Type:	Development Review
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Travis Reynolds treynolds@c3gov.com
Date:	11/19/2020
Reviewer:	Sarah Krzanowsky, Fire Prevention Officer

This comment requires a response from the applicant:

1. This parcel of land currently resides in Fire District 11 Sable Altura and will need to exclude out of Fire District 11 Sable Altura and include into the South Adams County Fire Protection District in accordance with the Intergovernmental Agreement between the City of Commerce City and South Adams County Fire Protection District. Please contact South Adams County Fire Protection District's Attorney, Ron Fano, with Spence Fane LLP at 1700 Lincoln Street, Suite 2000, Denver, CO 80203, rfano@spencerfane.com, (303)839-3820 for information on the inclusion process.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Sarah Krzanowsky

Sarah Krzanowsky

Fire Prevention Officer II

Colorado Fire Inspector III - Cert. # 206309904

International Code Council – Fire Plans Examiner Cert # 9163298



November 20, 2020

Travis Reynolds
City of Commerce City
Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

RE: QuickTrip, AN-258-20, ECAGID-015-20, Z-962-20-21
TCHD Case No. 6576

Dear Mr. Reynolds,

Thank you for the opportunity to review and comment on a request to annex and rezone a 14-acre parcel in order to develop a fueling station located at the southwest corner of 81st Avenue and Tower Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Food Service Plan Review

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the City issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

Underground Storage Tanks

Leaking underground storage tanks have the potential to contaminate the soil and groundwater around the tank. The underground fuel storage tanks and piping shall comply with the regulations of the Environmental Protection Agency (EPA) and the Oil Inspections Section of the Colorado Department of Labor and Employment's Division of Oil and Public Safety. Compliance with these regulations will reduce the likelihood of a tank or piping leak and release of fuel, and provide for detection if a leak occurs. The Oil

QuikTrip
November 20, 2020
Page 2 of 2

Inspections Section (OIS) can be reached at (303) 318-8547, or information can be obtained from the web site <https://www.colorado.gov/ops>.

Although regulations reduce the possibility of a leak, some potential exists for fuel released from a leaking underground tank or piping to contaminate nearby wells. TCHD recommends that the applicant contact the Colorado Department of Natural Resources determine if there are any permitted wells within 500 feet of the facility location. This investigation should determine the location, depth and any other available information on those wells.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'K Boyer', with a horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

MEMMO

To: Travis Reynolds, Planner

From: Traci Ferguson, Parks Planner

Subject: AN-258-20 SWC 81st and Tower QuickTrip Corporation

Date: November 20, 2020

I have reviewed the above proposal and have the following comments on this proposed annexation.

- 1.) Per the Second Creek Greenway Master Plan there is a trail planned along the Second Creek tributary on the western edge of this property. Parks would request that the flood plain portion of the site be dedicated to the city for open space and trail development.
- 2.) There will not be a park fee-in-lieu charged for this non-residential development.

Please feel free to contact me at 303-227-8788 or tferguson@c3gov.com with any questions.



MEMMO

To: Travis Reynolds, Planner

From: Traci Ferguson, Parks Planner

Subject: Z-962-20-21 SWC 81st and Tower QuickTrip Corporation

Date: November 20, 2020

I have reviewed the above proposal and have no comments on the rezoning of this property. A park fee-in-lieu will not be due for this non-residential development.

Please feel free to contact me at 303-227-8788 or tferguson@c3gov.com with any questions.





Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

November 23, 2020

City of Commerce City Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Attn: Travis Reynolds

**Re: Quik Trip Annexation / Rezone / E-470 Inclusion Area GID
Case #s AN-258-20 / Z-962-20-21 / ECAGID-015-20**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Quik Trip Annexation, Rezone and E-470 Inclusion Area GID** and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Commerce City must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

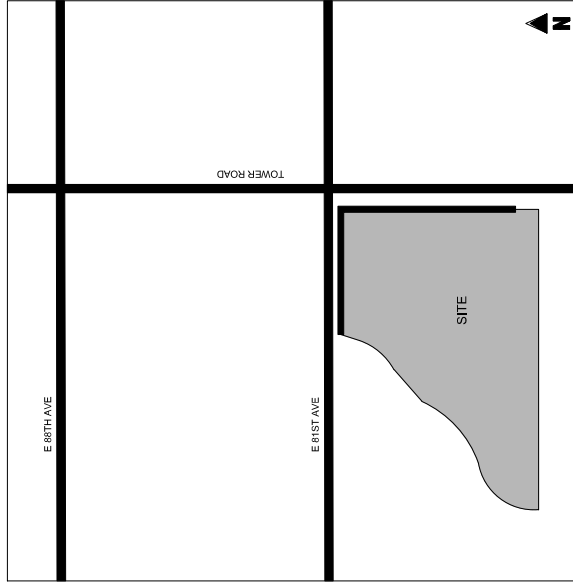
The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY.



VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION
KNOW ALL MEN BY THESE PRESENTS THAT QUIKTRIP BEING THE OWNER OF THAT
SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:
BEING THAT THE SOUTHWEST CORNER OF SECTION 28 AND CONSIDERING THE
EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR NORTH 40° 28' 00"
WEST 174.0 FEET BEARINGS CONTAINED HEREIN RELATIVE

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 114.0000° A RADIUS OF 164.00 FEET AND AN ARC LENGTH OF 246.00 FEET;
9. NORTH 89° 42' 00" EAST A DISTANCE OF 520.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF TOWER ROAD.

REMOVE and provide updated note if necessary

THE DISTANCE SOUTH TO THE EAST POINT ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 720.00 FEET TO THE POINT OF BEGINNING OF SAID SECTION 28, BEING 174.00 FEET CONTAINING 174.00 ACRES MORE OR LESS HAS BEEN SUBMITTED THIS PUD ZONE DOCUMENT.

PROJECT NOTE
THIS PUD ZONE DOCUMENT, INCLUDING THE VACATION, CONTAINED HEREIN IS NEITHER APPROVED NOR DENIED. THE FEEDBACK PROVIDED BY THE CITY IS INTENDED TO INFORM THE FUTURE PUD ZONE DOCUMENT SUBMITTAL.

PROJECT LOCATION
THE APPROXIMATE LEGSACHE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS COUNTY, APPROXIMATELY 1 MILE NORTH OF PENNA BOULEVARD TO THE SOUTH.

SHEET INDEX	
SET NUMBER	DESCRIPTION
1	COVER SHEET
2	PROJECT MAPSHEET
3	EXHIBIT CONDITIONS
4	LAND USE STRATEGIC

TECHNICAL CONSULTANTS
GALLOWAY AND COMPANY 6182 S.
WILLOW CIRCLE SUITE 300 GREENWOOD
VILLAGE, DENVER, CO 80231
ATTN: LARON MCKEAN
ARLON@GACGALLOWAY.COM

DATE OF PREPARATION
SEPTEMBER 4, 2020

DATE OF REVISION

OWNERSHIP CERTIFICATE

BEING THE OWNER OF THE PROPERTY LOCATED IN TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND STATE OF COLORADO DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM UNDER THE TERMS HEREIN.

BY: Formal
NAME AND TITLE OF RESPONSIBLE PERSONS
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 ____ AD 20 ____.

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

CITY CLERK _____
MAYOR _____

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

COUNTY CLERK AND RECORDER _____
DEPUTY _____

RECEPTION No. _____

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY.

PROJECT NARRATIVE

PROJECT INTENT:

THE QUIKTRIP PUD WILL ALLOW FOR LAND DEVELOPMENT OF DESIRABLE COMMERCIAL, RETAIL AND ACTIVITIES THAT OTHERWISE ARE LIMITED AS ESTABLISHED IN THE CURRENT LAND DEVELOPMENT REGULATIONS. THE INTENT OF THE PUD IS TO ALLOW FOR A MIXED USE DEVELOPMENT THAT IS IN CONTEXT TO THE SURROUNDING BUILT ENVIRONMENT, WHILE BEING CONSIDERATE TO EXISTING AMENITIES.

THERE ARE NO EXISTING AMENITIES ON THE VACANT PROPERTY.

UNIQUE FEATURES:

THE SECOND CREEK TRIBUTARY DRAINAGEWAY ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY IS A UNIQUE FEATURE. THE DRAINAGEWAY IS A NATURAL ASSET TO THE COMMUNITY AS PART OF THE DEVELOPMENT.

EXISTING CHALLENGES:

THE EXISTING DRAINAGE OUTFALL IN THE NORTHEAST CORNER OF THE PROPERTY WILL BE A CHALLENGE TO THE DEVELOPMENT. THE DRAINAGEWAY WILL BE A CHALLENGE TO THE DEVELOPMENT. THE DRAINAGEWAY WILL BE A CHALLENGE TO THE DEVELOPMENT.

PROJECT PHASING:

THE NORTHERN PORTION OF THE PROPERTY IS PROPOSED TO BE DEVELOPED IN THE INITIAL PHASE. THE SOUTHERN PORTION OF THE PROPERTY IS PROPOSED TO BE DEVELOPED IN A SECOND PHASE. THE DEVELOPMENT OF THE PROPERTY WILL BE PHASING.

TYPES OF COMMERCIAL USES ALLOWED:

THE QUIKTRIP PUD WILL FOLLOW THE LAND USES ALLOWED BY THE C3 REGIONAL COMMERCIAL ZONING ORDINANCE. THE QUIKTRIP PUD WILL FOLLOW THE LAND USES ALLOWED BY THE C3 REGIONAL COMMERCIAL ZONING ORDINANCE. THE QUIKTRIP PUD WILL FOLLOW THE LAND USES ALLOWED BY THE C3 REGIONAL COMMERCIAL ZONING ORDINANCE.

DEVELOPMENT STANDARDS NOTES:

1. BUILDING ELEMENTS AND ORIENTATION SHALL BE DEVIANT FROM THE STANDARDS ESTABLISHED IN SECTION 24.05.03 AND SECTION 24.05.04 OF THE CITY OF COMMERCE LAND DEVELOPMENT REGULATIONS. THE DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS AND CONDITIONS REQUIRED TO MEET CITY STANDARDS.
2. A SENSE OF ENTRY OR APPROVAL FOR THE GATEWAY AND PROMINENT INTERSECTION STANDARDS SHALL BE ACCOMPLISHED BY THE USE OF LANDSCAPING, GATES, ENTRY WALLS, AND OTHER ARCHITECTURAL FEATURES.
3. NO OVERNIGHT ACCOMMODATIONS ALLOWED, WHICH MAY INCLUDE BUT NOT LIMITED TO: HOTELS, MOTELS, LODGING, AND SLEEPING QUARTERS INTERNAL TO THE PRIMARY FUEL USE AREAS.
4. A MINIMUM OF FIFTEEN (15) PUMP ISLANDS SHALL BE ALLOWED FOR THE FUEL SALES USE.
5. ALL SIGNAGE SHALL BE REQUIRED FROM THE PLATTED PROPERTY BOUNDARY.
6. THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT WILL OBLIGE TO THE CITY OF COMMERCE CITY APPROVED DESIGN STANDARDS AND GUIDELINES, UNLESS OTHERWISE ESTABLISHED HEREIN.
7. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL BE SUBJECT TO THE CITY OF COMMERCE CITY APPROVED DESIGN STANDARDS AND GUIDELINES, UNLESS OTHERWISE ESTABLISHED HEREIN.
8. ACCESS SHOWN IN THIS PUD ZONE DOCUMENT ARE CONCEPTUAL AND SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.
9. ANY DRAINAGE AREAS CONTAINED IN THE PUD ZONE DOCUMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.

EXISTING CONDITIONS:

THERE IS A DRAINAGEWAY ADJACENT TO THE PROPERTY ALONG THE WESTERN BOUNDARY THAT WILL REMAIN UNDISTURBED AS THE PROPERTY DEVELOPS. THERE ARE MULTIPLE UTILITY LINES AND STRUCTURES ADJACENT TO THE PROPERTY. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF COMMERCE CITY APPROVED DESIGN STANDARDS AND GUIDELINES, UNLESS OTHERWISE ESTABLISHED HEREIN.

The city will not omit these standards wholesale. We need specificity of any deviations from these standards and includes them as design notes to the PUD.

PC discussed the possible/feasible

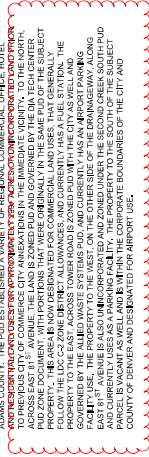
If this means Article 24.05.03 and 24.05.04 of the LOC, then we should cite this, we recommend this do between #1 and #2 above

SITE LAYOUT AND CIRCULATION:

THE SUBJECT PROPERTY WILL BE ACCESSED FROM MULTIPLE NEW DRIVEWAY ACCESS POINTS. 87 AVENUE EAST WILL BE TWO OF NEW DRIVEWAYS PROVIDING ACCESS TO THE SUBJECT PROPERTY. THE DRIVEWAYS WILL BE RESTRICTED TO RIGHT-TURN MOVEMENT ONLY. THE WESTERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-TURN MOVEMENT ONLY. ALONG THE EASTERN BOUNDARY, ONTO THE SUBJECT SITE, THE SOUTHERN ACCESS DRIVE WILL BE FULL MOVEMENT AND THE NORTHERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-TURN/RIGHT-OUT MOVEMENT ONLY.

INTEGRATION WITH SURROUNDING DEVELOPMENT:

THE PROPERTY IS CURRENTLY ZONED SECOND CREEK SOUTH PUD UNDER THE JURISDICTION OF ADAMS COUNTY. THE PUD ESTABLISHED A VARIETY OF REGIONAL COMMERCIAL OFFICE, HOTEL, AND RESIDENTIAL DEVELOPMENT. THE PUD IS ZONED PUD AND GOVERNED BY THE CITY OF COMMERCE CITY. THE AREA IS NOW DESIGNATED FOR COMMERCIAL LAND USES THAT GENERALLY GOVERNED BY THE ALLIED WASTE SYSTEMS PUD, AND CURRENTLY HAS AN AIRPORT PARKING AND CHURCH USES AS A PARKING FOR THE ONE OF THE BOUNDARIES OF THE CITY AND COUNTY OF DENVER AND DESIGNATED FOR AIRPORT USE.



Fix language

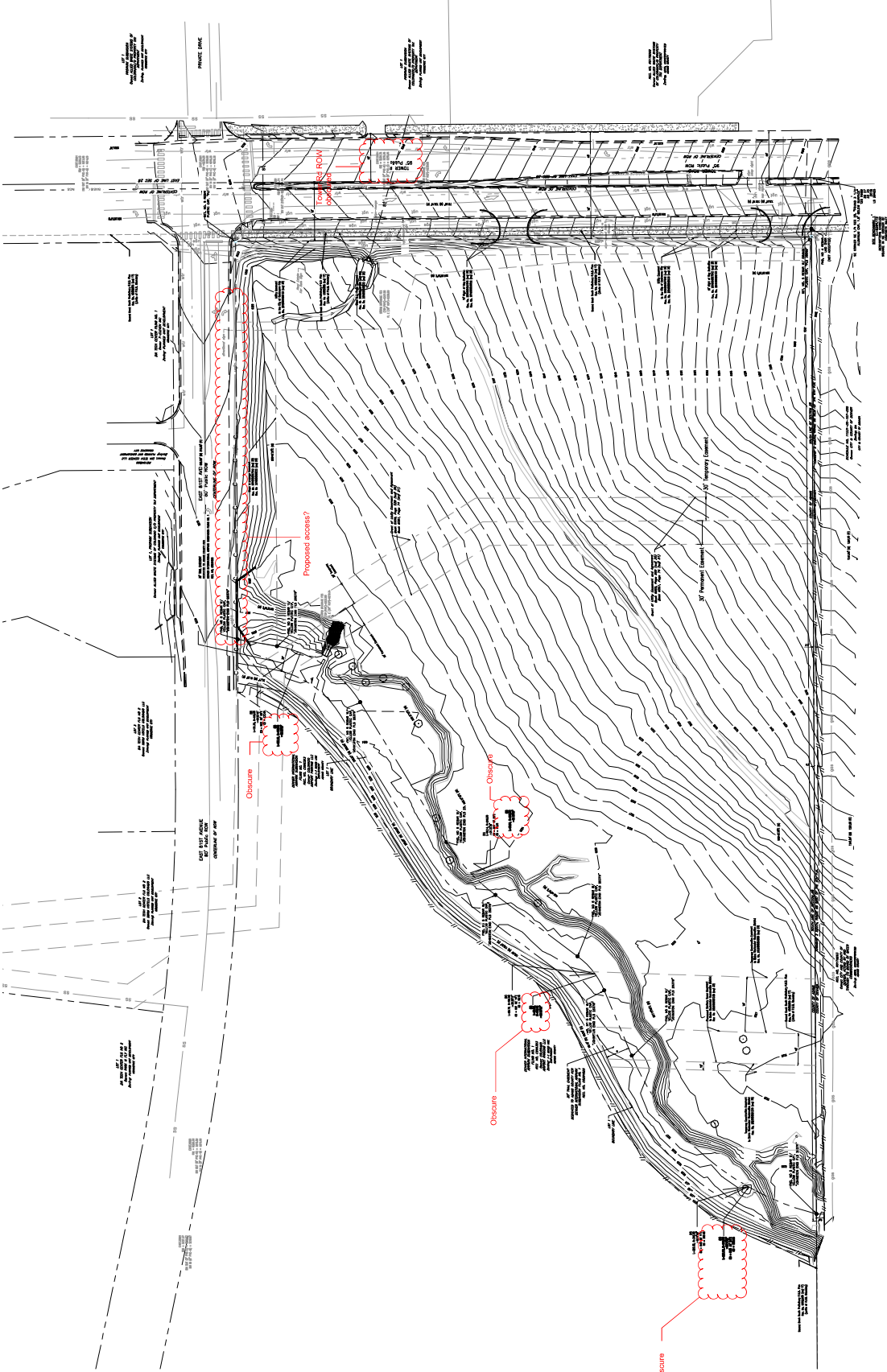
Please break into additional quarters, etc...

Please in list or table.

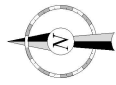


Please change to Code Development

QUIKTRIP PUD ZONE DOCUMENT
 TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
 RANGE 66 WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
 COMMERCE CITY.



REV	DATE	DESCRIPTION



QUIKTRIP PUD ZONE DOCUMENT
 TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
 RANGE 66 WEST OF THE 6TH P. M.
 STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
 COMMERCE CITY.



- A ON-TECHNOLOGY PUD (TO REMAIN)
- B ALLED WASTE STORAGE AND TREATMENT (TO REMAIN)
- C PROJECT SITE (ADCO) (TO BE ANNEXED)
- D CITY AND COUNTY OF DENVER (TO BE ANNEXED INTO CITY OF COMMERCE CITY)

PARCEL	USE	SIZE (ACRES)	PERCENT OF TOTAL (GROSS)	PERCENT OF TOTAL (NET)	DENSITY	COMPREHENSIVE PLAN DESIGNATION	COMPREHENSIVE PLAN DESIGNATION
C	COMMERCIAL	14.59	100%	100%	N/A	COMMERCIAL USES	COMMERCIAL USES

PARCEL	USE	SIZE (ACRES)	MINIMUM FAR (ANTICIPATED)	ALLOWED USES
C	COMMERCIAL	14.59 ACRES	0.75 - 42.4 ACRES	COMMERCIAL USES

LAND USE TABLE

COMMERCE CITY, COLORADO
 THE QUIKTRIP DEVELOPMENT IS RECOMMENDED FOR COMMERCIAL LAND USES AND IS **NOT** IN CONFORMANCE WITH THE APPLICABLE LAND USE AND GROWTH-GOALS AND POLICIES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN BY INCLUDING THE PROPOSED AND USES. THE CITY IS NOT BEING RECOMMENDED FOR COMMERCIAL LAND USES AND GROWTH-GOALS AND POLICIES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN BY INCLUDING THE PROPOSED AND USES. THE CITY IS NOT BEING RECOMMENDED FOR COMMERCIAL LAND USES AND GROWTH-GOALS AND POLICIES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN BY INCLUDING THE PROPOSED AND USES. THE CITY IS NOT BEING RECOMMENDED FOR COMMERCIAL LAND USES AND GROWTH-GOALS AND POLICIES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN BY INCLUDING THE PROPOSED AND USES.

NOTE!
 THIS APPLICATION IS FOR A PUD CONCEPT SCHEMATIC. THEREFORE, THE INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE CITY IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE INFORMATION PROVIDED. THE CITY IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE INFORMATION PROVIDED.



December 10, 2020

Mr. Aaron McLean
Galloway and Co, Inc.
6162 S Willow Drive, Suite 320
Greenwood Village, CO 80111

RE: Project # Z-962-20 / AN-258-20 / ECAGID-15-20

Mr. McLean:

Below please find follow up comments based on our presentation and discussion at our recent Development Review Team meeting. These comments are in addition to the comments forwarded on November 24th, 2020 in our initial communication regarding the submittals for the cases outlined above.

Please note that comments from our Public Works department are not yet received. We will forward those to you immediately upon receipt as they will have an impact on future submittals. As mentioned in our earlier letter, please refrain from resubmittal until complete feedback from all critical agencies/departments is received. Our continued communication and coordination will help confirm when those are deemed complete.

DRT General Comments:

- For the benefit of your team, it is important to note that while staff has made every effort to make this comment letter all inclusive, there may be additional comments or red-lines on subsequent submittals that were not included in this round of comments based on the nature of proposed changes.

Annexation Comments – AN-258-20

- No additional comments at this time

GID Inclusion Comments – ESGID

- No additional comments at this time

Rezoning/PUD comments - Z-962-20

- Based on the unique nature of the proposed uses, the gateway location of the proposed development, and the proposed deviations from the Land Development Code, the Development Review Team is requesting the following information and additional submittal with regard to the PUD:
 1. The Development Review Team requests that the PUD be organized into no less than three distinct areas defined as “planning areas” for the site:
 - a. Area A – the QuickTrip development area
 - b. Area B – the second lot area pending a user/development. This area should outline differentiated uses from that of Area A and include provisions for an increased height in that location. Additionally, the uses should preclude uses such as Drive-Thru, Drive-In, and Drive-Up Uses as



defined as “Drive-Up Facility” per Article X - Section 21- 11200 of the LDC and outlined as uses requiring supplemental use standards in Article V – Section 21-5230.

- c. Area C – the area along the creek to the west property line that may be requested for dedication of a trail corridor.

Each of these areas should be delineated with specific use and development standards to aid in guiding future development beyond the QuickTrip proposal.

2. Based on the development’s proposed deviations from the LDC (# of pump islands, circulation, enhanced landscaping and architecture per the request of the Planning Commission, and depictions of access points that deviate from the City’s standards), the Development Review Team is requesting the concurrent submittal of a PUD Development Plan to accompany the processing of the cases above. Please see the attached informational document regarding requirements of PUD Development Plans.

Next Steps:

- The proposed projects will require initial submittal (Development Plan) and resubmittal (other cases) to the city’s process. As mentioned, please refrain from resubmittal until all outstanding comments are collected and provided. If you would like to discuss these comments, we would be happy to set up a time that works for all parties.

If you have any questions regarding the above stated information, please feel free to contact me at 303-289-8129 or via email at treynolds@c3gov.com.

Sincerely,

Travis Reynolds
City Planner



MEMO

Date: 3/22/2021

To: Steve Timms From: DEN Planning + Real Estate Through: Jeannette Hilaire/Elise Brenninkmeyer

Subject: SW Corner of E. 81st Ave. & Tower Rd, Z9622021

Denver International Airport received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The subject property will be subjected to overflights from DEN.
- The proposed development is in the **'5-Mile 'Known - Wildlife Attractant' Separation Area** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA) and within. The USDA Wildlife Biologists assigned to DEN, assist in implementing DEN's Wildlife Hazard Management Plan (Levi.E.Hodson@usda.gov and Benjamin.J.Massey@usda.gov). They have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see attached). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

From: [Peggy Davenport](#)
To: [Ullom, Alexa - CD](#)
Cc: [Reynolds, Travis - CD](#)
Subject: AN-258-20, ECAGID-015-20, and Z-962-20-21
Date: Tuesday, October 13, 2020 12:22:11 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.jpg](#)

Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the referral AN-258-20, ECAGID-015-20, and Z-962-20-21.

At this time E-470 Public Highway Authority has no comments, as this is just outside of the E-470 corridor at the SouthWest corner T2S S28 R66W.

For any question concerning the comments listed below please contact the reviewing engineer Chuck Weiss at 303.537.3420 or cweiss@E-470.com.

Please advise if we can be of further assistance.

Thank you

Peggy Davenport
Administrative Assistant/Document Control
E-470 Public Highway Authority
22470 E Stephen D Hogan Parkway
O: 303.537.3727
C: 720.765.1276
pdavenp@E-470.com
Please note: In the office M-W working remotely TH-F
Please allow additional time for responses.
Contact my mobile if you need to speak to me directly.

From: Ullom, Alexa - CD [mailto:aullom@c3gov.com]
Sent: Tuesday, October 13, 2020 11:57 AM
To: Wonders, Russell - CD <rwonders@c3gov.com>; Claymore, Michelle - CM <mclaymore@c3gov.com>; Ferguson, Traci - PR <tferguson@c3gov.com>; Jodell, Kiana - PD <kjodell@c3gov.com>; Hader, Matt - CA <mhader@c3gov.com>; Hauther, Matthew - FD <mhauther@c3gov.com>; Sheesley, Robert - CA <rsheesley@c3gov.com>; Bauer, Laura - CM <lbauer@c3gov.com>; Tinklenberg, Roger - CM <rtinklenberg@c3gov.com>; submittals <submittals@udfcd.org>; PlanReview <planreview@sacfd.org>; Jen Rutter <jrutter@adcogov.org>; Peggy Davenport <pdavenp@e-470.com>; George, Donna L <donna.l.george@xcelenergy.com>; DEN Planning Referrals <DENPlanningReferrals@flydenver.com>; Hilaire, Jeannette - DEN <jeannette.hilaire@flydenver.com>; Love, Matthew - DEN <matthew.love@flydenver.com>; Brenninkmeyer, Elise - DEN <elise.brenninkmeyer@flydenver.com>; Rafferty, Catherine - DEN <catherine.rafferty@flydenver.com>; PW_Submittals <pwsbmittals@c3gov.com>; Alverson, Lee - PW <lalverson@c3gov.com>; Reynolds, Travis - CD <treynolds@c3gov.com>; Liljegren, Jeff - CD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 8, 2021

City of Commerce City Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Attn: Steve Timms

Re: Quik Trip Annexation Zoning to PUD, Case # Z-962-20-21

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Quik Trip Annexation Zoning to PUD** and has no objection, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Commerce City must send us notification after approval of an annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108320
Submittal ID:	10005325
Partner ID:	Z-962-20-21
MEP Phase:	Referral

Date: November 24, 2020
To: **Travis Reynolds**
Via email
RE: MHFD Referral Review Comments

Project Name:	QT on West Fork Second Creek at Tower Road and E 81 st St
Location:	Commerce City
Drainageway:	West Fork Second Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

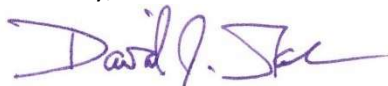
- West Fork of Second Creek

We have the following comments to offer:

- 1) The subject property appears to include the West Fork of Second Creek. Given the size of the development, we won't be requiring instream improvements along the West Fork of Second Creek but we would like to see further detail as to how the onsite detention basin and spillway will discharge to the drainageway.
- 2) We would also like to see the stream corridor preserved in either a drainage easement or dedicated right-of-way.
- 3) It would be helpful to see where long term maintenance access along the creek corridor will be situated, and if this will be constructed by this development or as part of another project.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



David Skuodas, PE, CFM, LEED AP
 Watershed Manager
 Mile High Flood District





INTEROFFICE MEMORANDUM

TO: Travis Reynolds, Planner
FROM: Lindy Howard, P.E., Consulting Development Review Engineer
DATE: March 1, 2021
SUBJECT: Z-962-20-21 (rezoning to PUD), AN-258-20 (Annexation), ECAGID-015-20 (Inclusion in the E-470 Inclusion Area GID) - SWC East 81st Ave and Tower Road (aka Quik Trip) – Annexation Map, PUD, Preliminary Drainage Report, TIS, GID Inclusion Petition - 1st review

Public Works has reviewed the above submittal and has the following comments.

Annexation Map (AN-XX-XX Annexation Map To the City of Commerce City, Colorado), dated 2/3/20:

1. Please see the attached redlines for the annexation plat.

PUD (QuikTrip PUD Zone Document), dated 9/4/20:

1. General:
 - a. Please show proposed access in the PUD. Refer to comments provided on the access locations shown on the previously submitted QuikTrip PUD Concept Schematic and the comments below related to the TIS.
 - b. Please see the comments on the Annexation Map and update the PUD accordingly (Legal Description, Land Use Table, etc.).
2. Sheet 2, Project Narrative: Please revise the “Site Layout and Circulation” verbiage based on previous traffic/access comments as well as the 2/18/21 phone call between project representatives and Michael Renk with Public Works.
3. Sheet 3, Existing Conditions:
 - a. Please clarify the “Centerline of ROW” note on E 81st Ave. It is not clear where the centerline is. Please add a dimension for the ROW that points to the ROW line adjacent to the site.
 - b. Please add a dimension for the ROW on Tower Road that points to the ROW line adjacent to the site.
 - c. Please delete the linework along Tower Rd that shows the proposed access points. These accesses are not labeled or approved.
 - d. There are 4 notes on the plan, all along the existing drainageway, that are unreadable. Please correct.
4. Sheet 4, Land Use Schematic:
 - a. Please label Tower Road.
 - b. Please correct the overlapping text in the Note (just to the left of the sheet number).

Preliminary Drainage Report (Galloway Preliminary Drainage Report QuikTrip #4207 E. 81st Ave. & Tower Rd.), dated 9/14/20:

1. General: Establish the 100 year flood plain along the West Fork of Second Creek. That area shall be dedicated to the City as open space.
2. Drainage Design Criteria: Please include additional discussion of previous drainage studies that may influence the drainage design. Mile High Flood District may have additional studies for the West Fork Second Creek channel located on the project site.
3. Appendices:
 - a. Please include preliminary sizing and location for detention pond emergency spillway.
 - b. Please indicate the location of the detention pond outfall on drainage map.
 - c. Please use Mile High Flood District Volume 1, Chapter 6, Recommended Percentage Imperviousness values for rational calculations. I.e. Landscaped areas should be 2% impervious.
4. Please note that additional design details for the drainage facilities discussed in the Preliminary Drainage Study will be required in the Final Drainage Study. Please Refer to City of Commerce City Storm Drainage Design and Technical Criteria Manual, Chapter 3 for guidance.

Traffic Impact Study (Traffic Impact Study QuikTrip 4207), by Kimley Horn dated January 9, 2020:

1. Per comments on the previously submitted Zoning Concept plan, Public works cannot support the proposed accesses. Tower Road is a principle arterial that has predetermined access points with the widening to Tower road that occurred in 2017. Due to known congestion issues in this corridor and poor levels of service at all intersections during the peak hours, the City will not support any request for a variance to the access requirements along East 81st Avenue or on Tower Road identified in the standards. Revise the site plan to eliminate accesses previously noted as not allowed.
2. Michael Renk, traffic engineer with Commerce City met with project representatives on 2/18/21 to discuss previously submitted traffic comments. Please include a revised TIS with the next submittal.
3. Previous comments regarding this traffic study include:
 - a. *Per Commerce City Access Standards, one access point per common property ownership will be permitted unless a site plan or traffic study proves that additional access points are required to adequately handle driveway volumes and will not be detrimental to traffic flow. One access is permitted on Tower Road. This access will be the south access and will be permitted as a ¾ movement access in alignment with the existing Tower Road median opening. Per City access standards, Tower Road access must be spaced 660' from the intersection of Tower Rd./81st Ave. The requested north access to Tower Road will not be permitted as it would not meet this distance standard. For safety reasons, the left-turn egress from the site onto NB Tower Road will not be permitted. This access point must be designed to ensure that the left-turn egress movement cannot occur – this could include modifications to the existing Tower Road median opening. One access is permitted on 81st Avenue. This access will align with the existing access on the north side of 81st Avenue. Justification for a second requested 81st Avenue access is not provided in the TIS.*
 - b. *Discuss the requirements for a deceleration right-turn lane at the Tower Road access.*

- c. *In Section 3.2, include a description of the 81st Avenue EB/WB signal phasing including the current left-turn operations.*

GID (GID Inclusion Petition):

1. Public Works has no comments regarding the GID Inclusion for property into the Commerce City E-470 Commercial Area General Improvement District.

For Information:

1. Please provide a comment response letter with your next submittal.
2. A Road Impact Fee will be due at the issuance of the Building Permit. The amount due will be based on the building use and size of the structure.
3. A Drainage Impact fee will be due at the issuance of the Building Permit is issued. The amount due will be \$1,700/acre for the Second Creek Drainage Way.
4. A ROW Permit will be required to be obtained from Public Works for any work within the Public ROW.
5. Public Works Permit information can be found here: <http://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

Civil Plans and Grading Permit:

1. Civil Construction plans including Erosion and Sediment Control (ESC) Plans will need to be submitted directly to Public Works for review. The Civil Construction Documents will need to be approved by Public Works prior to the issuance of any Grading Permit.
2. As part of the review of the ESC Plans, and in preparation for a Grading Permit, the City requires that a Grading Plan Review Application be completed, and a review fee be paid. A grading permit application and information sheet can be found here: <https://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

Developer's Agreement:

1. A Developer's Agreement is required with the approval of a proposed development on this site.

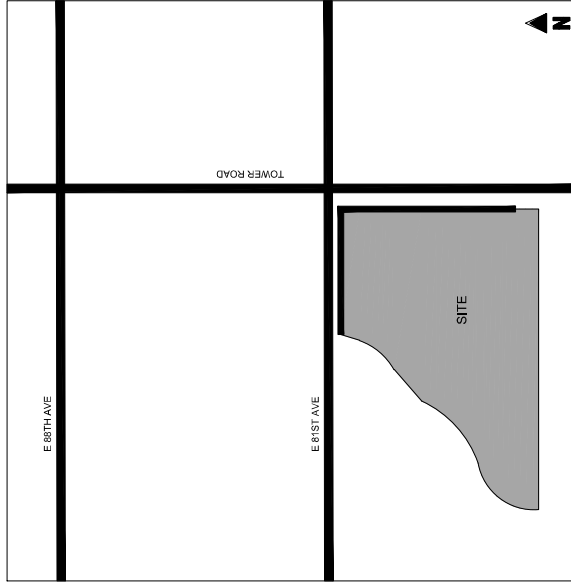
If you have any questions, please call me at 720-286-5327.

ec: Brent Soderlin, P.E., City Engineer
Lee Alverson, Development Review Engineer
Rose Clawson, Senior Engineering Technician
Michael Renk, P.E., Traffic Engineer
Stuart Nissenbaum, Storm Water Coordinator

Enclosure: Annexation Map redlines

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY



VICINITY MAP
1" = 100'

LEGAL DESCRIPTION
KNOW ALL MEN BY THESE PRESENTS, THAT QUIKTRIP BEING THE OWNER OF THAT CERTAIN PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

- BEING THE SOUTHWEST CORNER OF SECTION 28 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR NORTH 07°29'31" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
1. 94°39'00" A BEARING OF 94°39'00" WEST ALONG THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;
 2. THENCE CONTINUING SOUTH 08°53'00" WEST ALONG SAID SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING OF THE APPROXIMATE SUBDIVISION PLANS NO. 1, RECORDED AT RECEPTION NO. 00291822 OF THE ADAMS COUNTY RECORDS;
 3. THENCE ALONG SAID EAST-WEST LINE THE FOLLOWING LINE (B) COURSE:
 1. ALONG THE ARC OF A NON-CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 131°21'00" AND A RADIUS OF 152.09 FEET TO A POINT OF TANGENCY;
 2. ALONG THE ARC OF A CIRCLE TO THE LEFT HAVING A CENTRAL ANGLE OF 131°21'00" AND A RADIUS OF 152.09 FEET TO A POINT OF TANGENCY;
 3. ALONG THE ARC OF A CIRCLE TO THE RIGHT HAVING A CENTRAL ANGLE OF 131°21'00" AND A RADIUS OF 152.09 FEET AND AN ARC LENGTH OF 55.89 FEET;
 4. ALONG THE ARC OF A CIRCLE TO THE RIGHT HAVING A CENTRAL ANGLE OF 131°21'00" AND A RADIUS OF 152.09 FEET AND AN ARC LENGTH OF 55.89 FEET;
 5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 131°21'00" AND A RADIUS OF 152.09 FEET AND AN ARC LENGTH OF 55.89 FEET;
 6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 131°21'00" AND A RADIUS OF 152.09 FEET AND AN ARC LENGTH OF 55.89 FEET;
 7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 131°21'00" AND A RADIUS OF 152.09 FEET AND AN ARC LENGTH OF 55.89 FEET;
 8. NORTH 09°42'00" EAST A DISTANCE OF 152.09 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF TOWER ROAD;
 9. THENCE SOUTH 07°29'31" WEST ALONG SAID WESTERN RIGHT-OF-WAY LINE A DISTANCE OF 152.09 FEET TO THE POINT OF BEGINNING;
 10. THENCE SOUTH 07°29'31" WEST ALONG SAID WESTERN RIGHT-OF-WAY LINE A DISTANCE OF 152.09 FEET TO THE POINT OF BEGINNING.
- CONTAINING 14469 ACRES MORE OR LESS HAS SUBMITTED THIS PUD ZONE DOCUMENT.

14,4729 ACRES OR
94,9886 13
SQUARE FEET
MORE OR LESS

PROJECT LOCATION
THE APPROXIMATE 148-ACRE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TOWER ROAD AND THE WESTERN RIGHT-OF-WAY LINE OF TOWER ROAD, APPROXIMATELY 1 MILE NORTH OF PRIMA BOULEVARD TO THE SOUTH.

IN THE CITY OF
COMMERCE CITY
AS THE PUD
ZONE DOCUMENT
DOES AFTER
THE
ANNEXATION

SHEET INDEX	
SET NUMBER	DESCRIPTION
1	COVER SHEET
2	PROJECT MAP/PLAT
3	LAND USE SURVEY
4	LAND USE TABLE
5	STANDARDS & DESIGN

TECHNICAL CONSULTANTS
GALLOWAY AND COMPANY PLLC
10000 W. 10TH AVENUE
WILLOW SPRING, CO 80150
ATTN: ANDREW MCELLEAN
AMCELLEAN@GALLOWAYUS.COM

DATE OF PREPARATION
JANUARY 15, 2020

DATE OF REVISION

OWNERSHIP CERTIFICATE
BEING THE OWNER OF THE PROPERTY LOCATED IN THE ADAMS COUNTY RECORDS AS THE PUD ZONE DOCUMENT AND STATE OF COLORADO DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM UNDER THE TERMS HEREIN.

BY: QUIKTRIP CORPORATION
OWNERS REPRESENTATIVE:
TROY DEVOS, DIRECTOR OF REAL ESTATE

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 ____
AD 20____.

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

CITY CLERK _____
MAYOR _____

CERTIFICATE OF THE CLERK & RECORDER
ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:
THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN
THE OFFICE OF THE ADAMS COUNTY CLERK AND
RECORDER IN THE STATE OF COLORADO AT
____ M ON THE ____ DAY OF ____
AD 20____.

COUNTY CLERK AND RECORDER _____
DEPUTY _____

RECEPTION NO.: Z-962-20

PROJECT NO.: 07202007

GALLOWAY AND COMPANY
10000 W. 10TH AVENUE
WILLOW SPRING, CO 80150
TEL: 303.440.1000
WWW.GALLOWAYUS.COM

QUIKTRIP No. 4207

SWC 81ST & TOWER RD
COMMERCE CITY, CO

DATE: _____
DRAWN BY: JAM
CHECKED BY: JAM
DESIGNED BY: JAM
REVIEWED BY: JAM

PROJECT NO.: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DESIGNED BY: _____
REVIEWED BY: _____

REV	DATE	DESCRIPTION

SHEET TITLE:
CODED SHEET
SHEET NUMBER:

1085

ORIGINAL ISSUE DATE: 9/4/2020

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY



PROJECT NO.: QTR2007

2007 Galoway
1000 North 10th Street
Denver, Colorado 80202
303.733.8800

QUIKTRIP No. 4207
SWC 81ST & TOWER RD
COMMERCE CITY, CO



APPROVED FOR THE CITY OF COMMERCE CITY
DATE: 07/11/2007

DESIGNED BY: JAC
DRAWN BY: JAC
CHECKED BY: JAC
REVIEWED BY: JAC

REV	DATE	DESCRIPTION

SHEET TITLE:
PROJECT URBAN/PLANNING
SHEET NUMBER:
2 OF 5

RECEPTION NO.: Z-062-20

PROJECT NARRATIVE

PROJECT INTENT:

THE QUIKTRIP PUD WILL ALLOW FOR LAND DEVELOPMENT OF DESIRABLE COMMERCIAL, RETAIL, AND ACTIVITIES THAT OTHERWISE ARE LIMITED AS ESTABLISHED IN THE CURRENT LAND DEVELOPMENT ZONING ORDINANCE. THE PROJECT INTENT IS TO PROVIDE A DEVELOPMENT OPPORTUNITY FOR THE QUARTER SECTION 28, SOUTHEAST 1/4 OF SECTION 28, RANGE 66 WEST OF THE 6TH P.M., STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY. THE DESIGN AND LAYOUT WILL BE IN ACCORDANCE WITH THE STANDARDS OF THE LDC TO BE IN CONFORMANCE WITH THE LDC. THE DESIGN AND LAYOUT WILL BE IN ACCORDANCE WITH THE STANDARDS OF THE LDC TO BE IN CONFORMANCE WITH THE LDC.

EXISTING ADVENTITIES:

THERE ARE NO EXISTING ADVENTITIES ON THE VACANT PROPERTY.

PROJECT PHASINGS:

THE NORTHERN PORTION OF THE PROPERTY IS PROPOSED TO BE DEVELOPED IN THE INITIAL PHASING. THE INITIAL PHASING WILL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS OF THE LDC TO BE IN CONFORMANCE WITH THE LDC. ALL INTERNAL INFRASTRUCTURE WILL BE ALLOWED FOR THE PROPOSED DEVELOPMENT. TO BE DEVELOPED IN A PHASE AS THE MARKET CONDITIONS ALLOW.

UNIQUE FEATURES:

THE SECOND CREEK TRIBUTARY DRAINAGE WAY ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY PROVIDES FOR AN OPPORTUNITY TO CONTINUE AND EXPAND UPON A REGIONAL DRAINAGE SYSTEM, PROVIDING FOR A UNIQUE SITE FEATURE AND AN ASSET TO THE COMMUNITY. THE DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS OF THE LDC TO BE IN CONFORMANCE WITH THE LDC.

EXISTING CHALLENGES:

THE EXISTING DRAINAGE OUTFALL IN THE NORTHEAST CORNER OF THE PROPERTY, WHICH CHALLENGE TO DESIGN AROUND. IN ADDITION, THE SECOND CREEK TRIBUTARY DRAINAGE WAY ALONG THE WESTERN BOUNDARY WILL BE A DESIGN CHALLENGE AS IT RELATES TO SITE LAYOUT, DRAINAGE, AND INFRASTRUCTURE.

CONFORMANCE TO CITY COMPREHENSIVE PLAN:

THE QUIKTRIP PUD DEVELOPMENT IS RECOMMENDED FOR COMMERCIAL LAND USES AND IS IN ACCORDANCE WITH THE CITY OF COMMERCE CITY COMPREHENSIVE PLAN. THE SUBJECT PROPERTY IS WITHIN THE E-20 INFLUENCE STRATEGIC PLANNING AREA AND ALSO COMPLIES WITH THE POLICIES AND LAND USES ARE COMPATIBLE WITH PRESENT AND FUTURE AIRPORT OPERATIONS INCLUDING AIRPORT RELATED ACTIVITIES. THE SUBJECT PROPERTY IS ALSO IN ACCORDANCE WITH THE CITY OF COMMERCE CITY COMPREHENSIVE PLAN BY PROVIDING FOR GENERAL COMMERCIAL AND AUTOMOBILE RELATED LAND USES AND ACTIVITIES. THE CITY OF COMMERCE CITY COMPREHENSIVE PLAN IS ACHIEVED WITH THE QUIKTRIP PUD BY PROVIDING COMPLEMENTARY LAND USES AND RELATED BUSINESS IN THE E-20 INFLUENCE AREA.

TYPES OF COMMERCIAL USES ALLOWED:

THE QUIKTRIP PUD WILL GENERALLY FOLLOW THE LAND USES ALLOWED BY THE CITY OF COMMERCE CITY STANDING ZONING ORDINANCE. THE ALLOWED LAND USES ARE LISTED IN TABLE 5.0 WITHIN, ALONG WITH THE DEVELOPMENT, PARKING AND BULK STANDARDS IN RELEVANT TABLES. UNDESIRABLE USES NOT LISTED IN THE USE TABLE WITHIN SHALL BE PROHIBITED UNLESS THE CITY OF COMMERCE CITY SHALL BE PROVIDED WITH A WRITTEN REQUEST FOR A VARIANCE PURSUANT TO SECTION 21-0206 OF THE LDC.

EXISTING CONDITIONS:

THERE IS A BARRIAGE WALL ACROSS THE PROPERTY ALONG THE WESTERN BOUNDARY THAT PREVENTS ACCESS TO THE PROPERTY FROM THE WEST. THE PROPERTY IS CURRENTLY UNDEVELOPED AND THE EXISTING CONDITIONS ARE LIMITED TO THE EXISTING DRAINAGE AND SOLE EASEMENTS ENCUMBERING THE PROPERTY ALONG THE PERMITS AND EASEMENTS. THE EXISTING DRAINAGE SYSTEM IS A TRIBUTARY DRAINAGE SYSTEM LOCATED ALONG THE EASTERN BOUNDARY WILL BE PLACED INTO AN UNDERGROUND PIPE FOR STORMWATER COLLECTION AND TRANSPORTATION. THE EXISTING DRAINAGE SYSTEM IS A TRIBUTARY DRAINAGE SYSTEM LOCATED ALONG THE EASTERN BOUNDARY WILL BE PLACED INTO AN UNDERGROUND PIPE FOR STORMWATER COLLECTION AND TRANSPORTATION. THE EXISTING DRAINAGE SYSTEM IS A TRIBUTARY DRAINAGE SYSTEM LOCATED ALONG THE EASTERN BOUNDARY WILL BE PLACED INTO AN UNDERGROUND PIPE FOR STORMWATER COLLECTION AND TRANSPORTATION.

SITE LAYOUT AND CIRCULATION:

THE SUBJECT PROPERTY WILL BE ACCESSED FROM MULTIPLE NEW DRAINAGE ACCESS POINTS ALONG THE WESTERN BOUNDARY. THE SUBJECT PROPERTY WILL BE ACCESSED FROM MULTIPLE NEW DRAINAGE ACCESS POINTS ALONG THE WESTERN BOUNDARY. THE SUBJECT PROPERTY WILL BE ACCESSED FROM MULTIPLE NEW DRAINAGE ACCESS POINTS ALONG THE WESTERN BOUNDARY. THE SUBJECT PROPERTY WILL BE ACCESSED FROM MULTIPLE NEW DRAINAGE ACCESS POINTS ALONG THE WESTERN BOUNDARY.

INTEGRATION WITH SURROUNDING DEVELOPMENT:

THE PROPERTY IS CURRENTLY ZONED SECOND CREEK SOUTH PUD UNDER THE JURISDICTION OF ADAMS COUNTY. THE PUD HAS A VARIETY OF REGIONAL COMMERCIAL OFFICE, HOTEL, AND RETAIL USES. THE PROPERTY IS CURRENTLY ZONED SECOND CREEK SOUTH PUD UNDER THE JURISDICTION OF ADAMS COUNTY. THE PUD HAS A VARIETY OF REGIONAL COMMERCIAL OFFICE, HOTEL, AND RETAIL USES. THE PROPERTY IS CURRENTLY ZONED SECOND CREEK SOUTH PUD UNDER THE JURISDICTION OF ADAMS COUNTY. THE PUD HAS A VARIETY OF REGIONAL COMMERCIAL OFFICE, HOTEL, AND RETAIL USES.

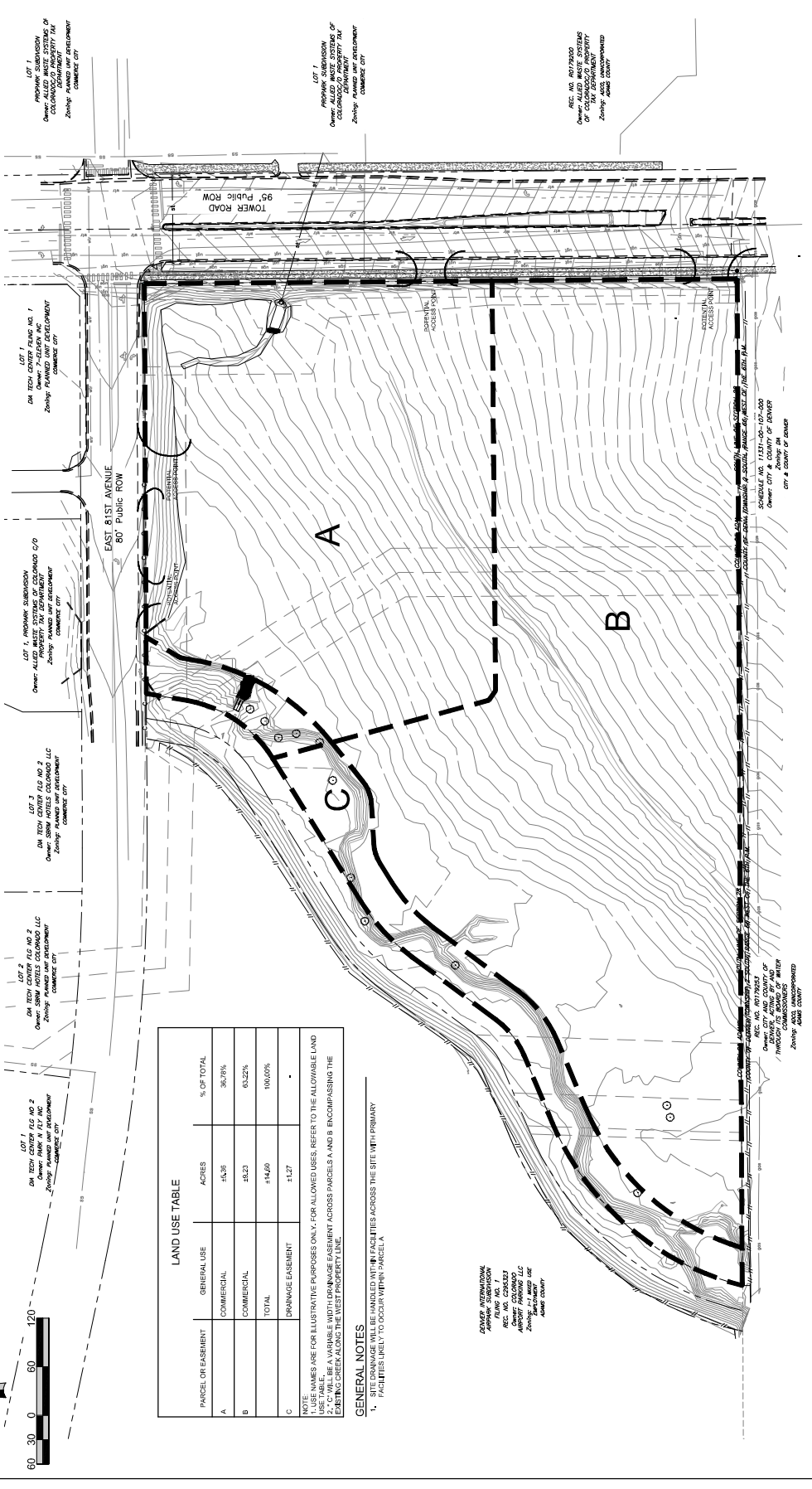
TABLE 2.0

INTEGRATION WITH SURROUNDING DEVELOPMENT

LOCATION WITH RESPECT TO SUBJECT SITE	EXISTING ZONING AND LAND USE DESCRIPTION
NORTH (ACROSS E. 1ST AVE.)	LAND IS ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES.
EAST (ACROSS TOWER RD.)	LAND IS ZONED PUD AND GOVERNED BY THE ALLED WASTE MANAGEMENT DISTRICT. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES.
WEST (ACROSS FROM SECOND CREEK DRAINAGEWAY.)	LAND IS UNINCORPORATED AND CURRENTLY USED AS SECOND CREEK SOUTH PUD. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES.
SOUTH (DIRECTLY SOUTH OF SUBJECT SITE)	LAND IS VACANT AS WELL AS IS WITHIN THE CORPORATE BOUNDARIES OF THE CITY AND COUNTY OF DENVER AND DESIGNATED FOR AIRPORT USE. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES. THE PROPERTY IS CURRENTLY ZONED PUD AND CURRENTLY USED AS COMMERCIAL AND OFFICE USES.

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY



LAND USE TABLE

PARCEL OR EASEMENT	GENERAL USE	ACRES	% OF TOTAL
A	COMMERCIAL	15.38	36.76%
B	COMMERCIAL	43.23	63.22%
TOTAL		58.61	100.00%
C	DRAINAGE EASEMENT	11.27	-

NOTE: NAMES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FOR ALLOWED USES, REFER TO THE ALLOWABLE LAND USE TABLE. DISTANCES ARE MEASURED TO THE CENTERLINE OF THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE CENTERLINE OF THE ROAD.

GENERAL NOTES

1. SITE DRAINAGE WILL BE HANDLED WITH FACILITIES ACROSS THE SITE WITH PRIMARY FACILITIES LIKELY TO OCCUR WITHIN PARCELS A AND B.

REC. NO. 10779302
OWNER: ADAMS COUNTY
ADDRESS: 10779302
CITY: ADAMS COUNTY

GENERAL NOTES - PRIMARY BULK STANDARDS

1. STANDARDS AND GUIDELINES FOR BUILDING MATERIALS, BUILDING MASSING AND FORM, LANDSCAPE DESIGN AND MATERIALS, WAYFINDING AND SIGNAGE, AND OTHER SITE OR CONSTRUCTION STANDARDS WILL BE PROVIDED IN THE PUD ZONE DOCUMENT BUT PRIOR TO PUD PERMIT OR CONSTRUCTION ON SITE.
2. PARCEL BOUNDARIES OBTAINED THROUGH TOPOGRAPHIC SURVEY AND ARE DRAWN TO THE EDGE OF RIGHT-OF-WAY. THE BOUNDARY OF PARCELS MAY BE MODIFIED THROUGH THE PLANNING PROCESS DUE TO THE ALIGNMENT OF ANY OF THE STREETS, PARKS, OPEN SPACE AREAS, ADJACENT PARCELS, ETC. CHANGES UP TO TWENTY PERCENT (20%) OF ANY PARCEL ARE PERMITTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. CHANGES TO PARCELS ARE MEASURED FROM OUTSIDE OF THE RIGHT-OF-WAY.
3. SITE DRAINAGE WILL BE HANDLED WITHIN EACH PLOT ACROSS THE SITE WITH PRIMARY FACILITIES LIKELY TO OCCUR WITHIN PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. A SUBJECT TO APPROVAL OF A MASTER DRAINAGE PLAN BY THE CITY'S PUBLIC WORKS DEPARTMENT.
4. REGIONAL STORM WATER DETENTION WILL BE HANDLED WITHIN PARCELS A WITH MINIMAL SITE-SPECIFIC DRAINAGE OR DETENTION ACCOMMODATED WITHIN THIS PARCEL.
5. ACCESS POINTS AND ROAD CLASSIFICATIONS SHALL BE SUBJECT TO CHANGE DURING THE PUD PERMIT APPROVAL PROCESS. FINAL ACCESS POINTS AND ROAD CLASSIFICATIONS WILL BE DETERMINED BY MORE DETAILED TRAFFIC STUDIES AND ANALYSIS.

NOTE!

1. THIS APPLICATION IS FOR A PUD CONCEPT SCHEMATIC. THEREFORE, THE INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION IS NOT INTENDED TO INFORM THE FUTURE PUD ZONE DOCUMENT SUBMITTAL.

RECEPTION NO.: Z-062-20

PROJECT NO.: 07/20/2017

QuiKtrip No. 4207

SWC 81ST & TOWER RD
COMMERCE CITY, CO

DATE: 07/20/2017
DESIGNED BY: JLM
DRAWN BY: JLM
REVIEWED BY: JLM

ORIGINAL ISSUE DATE: 9/4/2020

REV	DATE	DESCRIPTION

LAND USE SCHEMATIC

SHEET NUMBER:
3 OF 5

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY

TABLE 5.0
ALLOWABLE LAND USE TABLE
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT
BLANK CELL = EXCLUDED

SPECIFIC USE TYPE	PARCEL			
	A	B	R	C
COMMUNITY GARDEN			R	C
AGRICULTURAL USES			R	C
COMMERCIAL USES			R	C
DOG/DAY CARE CENTERS	P	P	R	R
VETERINARY OFFICES OR CLINICS	R	R	R	R
ANTENNAS FOR COMMERCIAL/INDUSTRIAL USE ACCESSORY TO PRINCIPAL USE	P	P	R	R
ROAD OR TELEVISION BROADCASTING OFFICES	R	R	R	R
BAR, TAVERN, NIGHT CLUB	R	R	R	R
BREWPUB	R	R	R	R
CATERING SERVICES	R	R	R	R
RESTAURANT WITHOUT DRIVE-THRU/LP	R	R	R	R
TASTING ROOM	R	R	R	R
BANK OR FINANCIAL INSTITUTION	R	R	R	R
CONVENIENCE STORE/GROCERY STORE (<5,000 SF)	R	R	R	R
GROCERY STORE (>5,000 SF)	R	R	R	R
LIQUOR STORE	R	R	R	R
ALL OTHER SIMILAR USES (E.G., DELICATESSEN, RETAIL BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R	R	R	R
FUEL SALES WITH NO VEHICLE REPAIR	R	R	R	R
FUEL SALES WITH MINOR VEHICLE REPAIR	R	R	R	R
FAMILY HOME	R	R	R	R
BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL OFFICE/CLINIC)	R	R	R	R
COURIER SERVICES	R	R	R	R
MESSAGE THERAPY OFFICES/CLINICS	R	R	R	R
SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT CLINIC	R	R	R	R
INSTRUCTIONAL SERVICES, STUDIOS	C	C	R	R
TEMPORARY LABOR FACILITIES/OFFICES	R	R	R	R
RANDO ESTABLISHMENT/SOCIAL GAMING OUTLET/PERFORMANCE CENTERS	R	R	R	R
BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	R	R	R	R
HEALTH CLUBS	R	R	R	R
OUTDOOR RECREATION	R	R	R	R
FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR	R	R	R	R
FLEA MARKETS, INDOOR/OUTDOOR	P	P	R	R
MACHINERY SALES, EXCLUDING TRUCK/TRAILERS, HEAVY EQUIPMENT, AND FARM MACHINERY	R	R	R	R
RETAIL BUSINESS STORE < 25,000 SF	R	R	R	R
TAYLOR PARLOR	R	R	R	R
THIEF CONSEQUENCE STORE	R	R	R	R
AUTOMOBILE WASHING FACILITY	R	R	R	R
UNFED WORKING TRUCK (30 FEET EQUIPMENT SELF-SERVICE) FACILITIES	P	P	R	R
THE SHOP	R	R	R	R
VEHICLE REPAIR MINOR	R	R	R	R
HOTEL OR HOTEL LOOKING ESTABLISHMENTS	R	R	R	R
INDUSTRIAL USES			R	R
MICROBREWERY	R	R	R	R
MICROMANUFACTURING	R	R	R	R
MINI-WAREHOUSE	R	R	R	R
SUPPORT ACTIVITIES FOR OIL AND GAS OPERATIONS (PIPELINES, ETC.)	C	C	R	R
MOTION PICTURE AND VIDEO INDUSTRY	R	R	R	R
SUBSTANCE EXTRACTION (INCLUDING OIL AND NATURAL GAS EXTRACTION)	OG	OG	OG	OG
PRIVATE BUS STATION WITHOUT REPAIR	P	P	R	R

RETAIL SALES IN CONJUNCTION WITH WHOLESALE	C	C
WHOLESALE ESTABLISHMENTS INCIDENTAL TO OTHER PRINCIPAL USES	C	C
PUBLIC, INSTITUTIONAL & CIVIC USES		
PRIVATE LODGE OR CLUB	R	R
CHILD CARE CENTER	R	R
ADULT DAY CARE CENTER	R	R
PRIVATE AUTOMOBILE PARKING LOTS OR PARKING GARAGES AS A PRINCIPAL USE	C	C
ELECTRIC SUBSTATION OR GAS REGULATOR STATION	C	C
PUBLIC UTILITY INSTALLATION	C	C
PUBLIC UTILITY OFFICE	R	R
WIND ENERGY CONVERSION SYSTEMS (MINIMAL US)	P	P

GENERAL NOTES - LAND USE TABLE
 1. SPECIFIC USE TYPE MUST BE IDENTIFIED IN THE QUIKTRIP PUD. PLEASE SEE TABLE 5.0 FOR A COMPLETE LIST OF USES NOT ALLOWED.
 2. ANY PROPOSED USE NOT LISTED DEFAULTS TO THE LAND DEVELOPMENT CODE USE TABLE.

TABLE 5.3
PRIMARY BULK STANDARDS

PARCEL	A	B	C
ACRES	±5.36	±0.23	-
ALLOWABLE LAND USES	NON-RESIDENTIAL	NON-RESIDENTIAL	-
PERMITTED DENSITY	N/A	N/A	-
MINIMUM BUILDING HEIGHT (FEET)	15	15	-
MAXIMUM BUILDING HEIGHT (FEET)	35	35	-
FRONT YARD SETBACK (FEET)	100	35	-
SIDE YARD SETBACK (FEET)	100	10	-
SIDE YARD SETBACK ADJACENT TO STREET	100	25	-
INTERIOR LOT LINE SETBACK	0'	0'	-
REAR YARD SETBACK (FEET)	100	20	-
MINIMUM LOT SIZE (SF)	8,000	8,000	-
MINIMUM LOT FRONTAGE (FEET)	70	70	-
MINIMUM FLOOR AREA RATIO	0.05	0.05	-
MAXIMUM FLOOR AREA RATIO	N/A	N/A	-

GENERAL NOTES - PRIMARY BULK STANDARDS
 1. MINIMUM SETBACKS ARE MEASURED FROM THE ADJACENT PROPERTY LINE AND ARE MEASURED TO THE STREET OR PROPERTY LINE FACED THEREON.
 2. NON-VARIABLE SPACES SUCH AS COVERED PORCHES, STOPS, AND COURTYARDS CAN ENCRUMB INTO A SETBACK IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE QUIKTRIP PUD. THIS DOCUMENT, IN NO WAY, INTENDS TO LIMIT OR ENCROACHMENT CROSS THE PROPERTY LINE.
 3. ROOF OVERHANGS ARE PERMITTED WITH A MINIMUM ENCROACHMENT OF 4" INTO THE BUILDING SETBACK SEPARATION IS REQUIRED.
 4. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, SOLAR PANELS, LIGHT FIXTURES AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND INTO A SETBACK PROVIDED THAT THE ENCROACHMENT IS 4" INTO THE BUILDING SETBACK SEPARATION IS REQUIRED.
 5. ACCESS SHOWN ON THIS PUD ZONE DOCUMENT IS THE MINIMUM AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 6. ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 7. ALL STRUCTURES AND STRUCTURE FEATURES MUST COMPLY WITH THE BUILDING AND FIRE CODES ADOPTED BY THE CITY AT THE TIME OF CONSTRUCTION.

TABLE 5.1
PARKING STANDARDS

LAND USE	VEHICLE REQ. OFF-STREET	BICYCLE REQ.
DOG/DAY CARE	1/EMPLOYEE + 1,400 SF INCLUDING RUNS	1/20 VEHICLE SPACES (MIN. 2)
VETERINARY OFFICES OR CLINICS	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
BAR, TAVERN, NIGHT CLUB	1/100 SF	1/20 VEHICLE SPACES (MIN. 2)
CATERING SERVICES	1/100 SF	1/20 VEHICLE SPACES (MIN. 2)
RESTAURANT	1/100 SF	1/20 VEHICLE SPACES (MIN. 2)
ALL OTHER SIMILAR USES (E.G., DELICATESSEN, RETAIL BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
GROCERY STORE (>5,000 SF)	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
LIQUOR STORE	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
ALL OTHERS (E.G., DELICATESSEN, RETAIL BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
FAMILY HOME	1/EMPLOYEE	1/20 VEHICLE SPACES (MIN. 2)
BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL OFFICE/CLINIC)	1/EMPLOYEE	1/20 VEHICLE SPACES (MIN. 2)
COURIER SERVICES	1/300 SF	1/20 VEHICLE SPACES (MIN. 2)
SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT CLINIC	1/300 SF	1/20 VEHICLE SPACES (MIN. 2)
INSTRUCTIONAL SERVICES, STUDIOS	1/3 SEATS	1/20 VEHICLE SPACES (MIN. 2)
TEMPORARY LABOR FACILITIES/OFFICES	2/1,000 SF	1/20 VEHICLE SPACES (MIN. 2)
RANDO ESTABLISHMENT/SOCIAL GAMING OUTLET/PERFORMANCE CENTERS	7/LANE + 2 SEATS	1/20 VEHICLE SPACES (MIN. 2)
BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	1/250 SF	1/20 VEHICLE SPACES (MIN. 2)
HEALTH CLUBS	1/250 SF	1/20 VEHICLE SPACES (MIN. 2)
OUTDOOR RECREATION	1/600 SF OUTDOOR RECREATION AREA	1/20 VEHICLE SPACES (MIN. 2)
FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
FLEA MARKETS, INDOOR/OUTDOOR	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
MACHINERY SALES, EXCLUDING TRUCK/TRAILERS, HEAVY EQUIPMENT, AND FARM MACHINERY	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
RETAIL BUSINESS STORE < 25,000 SF	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
TAYLOR PARLOR	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
THIEF CONSEQUENCE STORE	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
AUTOMOBILE WASHING FACILITY	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
UNFED WORKING TRUCK (30 FEET EQUIPMENT SELF-SERVICE) FACILITIES	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
THE SHOP	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
VEHICLE REPAIR MINOR	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
HOTEL OR HOTEL LOOKING ESTABLISHMENTS	1/200 SF	1/20 VEHICLE SPACES (MIN. 2)
INDUSTRIAL USES		
MICROBREWERY	2/BAY OR STALL	1/20 VEHICLE SPACES (MIN. 2)
MICROMANUFACTURING	1/UNIT + 1,000 SF OF RESTAURANT OR BAR + 1,200 SF OF MEETING ROOM FLOOR AREA + 10 CURB/VISITOR PARKING	1/20 VEHICLE SPACES (MIN. 2)
MINI-WAREHOUSE	1/800 SF	1/20 VEHICLE SPACES (MIN. 2)
SUPPORT ACTIVITIES FOR OIL AND GAS OPERATIONS (PIPELINES, ETC.)	1/800 SF	1/20 VEHICLE SPACES (MIN. 2)
MOTION PICTURE AND VIDEO INDUSTRY	1/3 PERSON BASED ON MAX CAPACITY	1/20 VEHICLE SPACES (MIN. 2)
SUBSTANCE EXTRACTION (INCLUDING OIL AND NATURAL GAS EXTRACTION)	1/10 PERSON CAPACITY + 11 EMPLOYEE DROP-OFF AREA	1/20 VEHICLE SPACES (MIN. 2)
PRIVATE BUS STATION WITHOUT REPAIR	1/10 PERSON CAPACITY + 11 EMPLOYEE	1/20 VEHICLE SPACES (MIN. 2)

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY

DEVELOPMENT GUIDELINES AND STANDARDS:

1. GENERAL LAYOUT
 - a. NEW CONSTRUCTION SHOULD BE BUILT PARALLEL TO LOT LINES TO REFLECT THE TRADITIONAL ORIENTATION OF NON-RESIDENTIAL STRUCTURES. TO THE MAXIMUM EXTENT POSSIBLE, BUILDINGS SHOULD BE ORIENTED TO THE LOT LINES. MULTIFLOT OR MULTIBUILDING DEVELOPMENTS SHALL BE DESIGNED AS UNIFIED PROJECTS WITH A SENSE OF PLACE.
 - b. A SENSE OF ENTRY OR ARRIVAL SHALL BE ACCOMPLISHED BY THE USE OF LANDSCAPING, LIGHTING AND OTHER DESIGN ELEMENTS AS APPLICABLE.
 - c. CIRCULATION PATTERNS WITHIN PARKING AREAS SHALL BE DEFINED BY CURBS AND UNPAVED STRIPS.
2. GATEWAY AND PROMINENT INTERSECTION
 - a. BUILDINGS LOCATED AT THE CORNER OF GATEWAYS OR PROMINENT INTERSECTIONS SHALL BE DESIGNED TO BE VISUALLY STRIKING AND SHOULD BE ORIENTED TO THE MASSING, SCALE AND FORM AS, BUT NOT LIMITED TO:
 - i. TOWER FORMS;
 - ii. TOWER CORNERS;
 - iii. TOWER CORNICES;
 - iv. OVER-SIZED WINDOWS.
3. BUILDING ELEMENTS
 - a. BUILDING ORIENTATION AND RELATIONSHIP TO STREETS AND WALKS
 - i. ENTRANCES TO BUILDINGS SHALL FACE A PUBLIC STREET AND A PEDESTRIAN PATHWAY.
 - ii. BUILDINGS SHOULD BE SETBACK FROM THE STREET TO CREATE OPEN VIEWS AND CORRIDORS FOR VEHICLES AS THEY APPROACH THE INTERSECTION.
4. FUEL SALES
 - a. GENERAL STANDARDS. ALL BUSINESSES WHERE FUEL SALES OCCUR SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - i. NO MORE THAN ONE (1) SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE PUD.
 - ii. ALL FUEL SALES SHALL BE CONFINED TO A SINGLE FUEL SALES ISLAND.
 - iii. VEHICLE ACCESS AND CIRCULATION SHALL BE DESIGNED SO THAT THE IMPACTS TO ADJACENT PROPERTIES ARE MINIMIZED.
 - iv. NO OVERNIGHT ACCOMMODATIONS ARE ALLOWED, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, TRUCKS, TRAILERS, AND/OR SHOWER FACILITIES, LOUNGE AREAS AND SLEEPING QUARTERS INTERNAL TO THE PRIMARY FUEL SALE STRUCTURE.
 - b. PUMP ISLANDS
 - i. A MAXIMUM OF FIFTEEN (15) PUMP ISLANDS SHALL BE PERMITTED WITHIN THE PUD.
5. BUILDING AND EQUIPMENT SETBACKS AND BUFFERS
 - a. THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES EXCEPT FOR FUEL PUMPS, PUMP ISLANDS, DETACHED CANOPIES, AND SIMILAR EQUIPMENT SHALL BE SETBACK FROM ALL PROPERTY LINES ADJUTING A RESIDENTIAL ZONING DISTRICT.
 - i. THE MINIMUM SETBACK SHALL BE FIFTEEN (15) FEET FROM ALL PROPERTY LINES ADJUTING A RESIDENTIAL ZONING DISTRICT.
 - b. FUEL PUMPS, PUMP ISLANDS, DETACHED CANOPIES, AND SIMILAR EQUIPMENT SHALL BE SETBACK FROM ALL PROPERTY LINES ADJUTING A RESIDENTIAL ZONING DISTRICT.
 - i. COMPRESSED AIR AND VACUUM CONNECTIONS SHALL BE SETBACK FROM PUBLIC RIGHTS-OF-WAY A MINIMUM DISTANCE EQUAL TO THE MINIMUM LANDSCAPE SETBACK REQUIREMENTS FOR THE PROPERTY.
 - ii. ALL EQUIPMENT SHALL BE SETBACK FROM ANY RESIDENTIAL ZONED PROPERTY A MINIMUM OF 40 FEET.
6. SUPPLEMENTAL DEVELOPMENT AND DESIGN STANDARDS. IN ADDITION TO ANY OTHER DEVELOPMENT OR DESIGN STANDARD SET FORTH WITHIN THIS PUD, THE FOLLOWING STANDARDS SHALL APPLY:
 - i. FUEL PUMP CANOPY OR ACCESSORY STRUCTURES SHALL UTILIZE THE SAME MATERIAL USED ON THE UNDERSIDE OF THE CANOPY SHALL NOT BE HIGHLY REFLECTIVE.
 - ii. A MAXIMUM OF 25 PERCENT OF EACH CANOPY FACIA AREA VISIBLE FROM ANY ADJACENT PROPERTY SHALL BE ILLUMINATED. EACH SIDE OF A FUEL PUMP CANOPY SHALL BE CONSIDERED A SEPARATE FACIA AREA.
 - iii. WHERE THE USE ADJUTS OR IS ACROSS THE STREET FROM A RESIDENTIAL ZONING DISTRICT, THE CANOPY SHALL BE EXTENDED TO THE STREET AND THE OTHER AREAS OF THE SITE SHALL BE EXTINGUISHED AT THE CLOSE OF BUSINESS.
 - iv. ACCESSORY CAR WASH BAYS, A FULLY ENCLOSED, SINGLE-BAY CAR WASH IS ALLOWED AS AN ACCESSORY USE, SUBJECT TO THE FOLLOWING DEVELOPMENT AND DESIGN STANDARDS:
 - i. TO THE MAXIMUM EXTENT POSSIBLE, THE ENTRANCE TO THE CAR WASH BAY SHALL BE SETBACK FROM THE LOT'S PRIMARY STREET.
 - ii. THE CAR WASH BAY SHALL BE LIMITED IN SIZE TO A SINGLE VEHICLE.
 - iii. THE CAR WASH BAY SHALL BE LOCATED OUTSIDE OF THE LANDSCAPE BUFFER.
 - iv. STAKING REQUIREMENTS, THE CAR WASH SHALL HAVE ITS OWN STAKING REQUIREMENTS, FOUND IN SECTION 247/226 (STAKING REQUIREMENTS) OF THE ZONING ORDINANCE.
 - v. WHERE THE USE ADJUTS A RESIDENTIAL ZONING DISTRICT, THE HOURS OF OPERATION FOR THE CAR WASH SHALL BE LIMITED TO BETWEEN 7 A.M. AND 9 P.M.

CITY OF COMMERCE CITY LAND DEVELOPMENT CODE STANDARDS:


- DEVELOPMENT GUIDELINES AND STANDARDS NOT ESTABLISHED WITHIN THE QUIKTRIP PUD SHALL FOLLOW THE BELOW LOG STANDARDS, AS AMENDED, APPLY AS NOTED.
1. WITH THE QUIKTRIP PUD INCORPORATES ARCHITECTURAL DESIGN ARTICLE VII, SECTION 14.02, SECTION 24.02, OF THE LANDSCAPE STANDARDS OF THE CITY OF COMMERCE CITY.
 2. THE QUIKTRIP PUD INCORPORATES LANDSCAPE STANDARDS ARTICLE VII, SECTION 14.02, OF THE CITY OF COMMERCE CITY.
 3. THE QUIKTRIP PUD INCORPORATES SIGNAGE STANDARDS ARTICLE VII, SECTION 14.02, OF THE CITY OF COMMERCE CITY.
 4. THE QUIKTRIP PUD INCORPORATES UTILITIES, FENCE AND WALL STANDARDS, ARTICLE VII, SECTION 14.02, OF THE CITY OF COMMERCE CITY.
 5. THE QUIKTRIP PUD INCORPORATES SIGNAGE STANDARDS, ARTICLE VII, SECTION 14.02, OF THE CITY OF COMMERCE CITY.

PROJECT NO.: 0720207



Galway
COMMERCIAL DESIGN & CONSTRUCTION
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1111
www.galway.com

QUIKTRIP No. 4207
SWC 81ST & TOWER RD
COMMERCE CITY, CO



CITY OF COMMERCE CITY
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1111
www.galway.com

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:

REV	DATE	DESCRIPTION

SHEET TITLE:	
DEVELOPMENT & DESIGN STANDARDS	
SHEET NUMBER:	

ORIGINAL ISSUE DATE:	9/4/2020
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SENT VIA EMAIL

April 19, 2021

Galloway & Company, Inc.
Attn: Aaron McLean
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111

RE: Z-962-20-21 Comments

Dear Aaron:

The resubmitted PUD Zone Document Application has been reviewed and the following comments are generated for your review:

DRT General Comments

- Again, it is important to note that I realize Travis has reviewed this case in the past. I may have some additional comments that he did not bring up. It is my goal to bring this application to completion while understanding that some changes will be needed.

Planning Division: Z-962-20-21 comments provided by Steve Timms

Comments related to PUD Zone Document All Sheets:

- 1) Please add Sheet 1 or 5, 2 of 5, 3 of 5, etc. Under the title block in the upper middle of each sheet. I realize that it is also in the bottom right corner, but the top center allows easy reference when hanging.

Comments related to PUD Zone Document Sheet 1:

- 1) For formatting, please move the ownership certificate to the far left column at the bottom. The planning commission and city council certificates can remain in the far right column.
- 2) For formatting, please move the project location, sheet index, technical consultants, etc. to the middle bottom column.
- 3) Typo on date of preparation, not preparation.
- 4) Please remove the Z-962-20 from the reception number in the bottom right corner. Adams County will fill that field in with their own reception number once recorded.

☐ Comments related to PUD Zone Document Sheet 2:

- 1) Move the text currently under unique features to the section marked Existing Amenities.
- 2) The section called Unique Features is to fill out how this development will be unique and not like other commercial developments. What will make this development special and above others in the area? The City looks at this information now for all new PUD's.
- 3) For the section under Existing Challenges, please add some information about this property under the DIA Noise Contours for takeoffs and landings. This will help to explain why certain uses are not permitted within this development.
- 4) Under Types of Commercial Uses Allowed section, please remove "... generally follow the land to be a standalone zoning document." This is not needed.
- 5) Under Site layout and Circulation section, please clarify that the access points are proposed, but not approved. Final access points are dictated by traffic studies and City's engineering standards.
- 6) Under Integration with Surrounding Development section, please remove the first sentence, as this is not necessary.

☐ Comments related to PUD Zone Document Sheet 3:

- 1) Under Land Use Table, Area C should be called out as Open Space under general use. This area will need to be dedicated to the City at the time of platting, just as the drainage way to the north was dedicated to the City. The Note about Area C will also need to be updated.
- 2) Under Land Use Table, please fill in % of total for Area C.
- 3) The boundary line between Areas A and B is an odd shape. Can that line be 45 degrees?
- 4) The General Notes on this Sheet and Sheet 4 need to be in one place and combined.
- 5) For General Note #2, please update to 15% modification.
- 6) For General Note #1, I will be looking for some examples of Design Standards for you to assist as you work on creating some for this development.
- 7) For General Note #1, please insert "approval" to read, but prior to PUD Permit **Approval** or construction on site.
- 8) Please remove the Note in the bottom right corner, as that does not apply.

☐ Comments related to PUD Zone Document Sheet 4:

- 1) Since the QT area will be so heavily dependent on auto uses, the City is sensitive to the uses allowed in B and desires these uses not to add excessive traffic movements in this area. Therefore, drive up and drive thru uses will not be desired in area B.
- 2) Please update the land use table as follows:
 - a) Add community garden as R to Area C
 - b) Remove Convenience store/grocery store <5000 sf from area B



- c) Add liquor store to Area B, unless QT does not want any competition.
 - d) Remove substance abuse treatment facility from all areas.
 - e) Remove temp/day labor facilities from all areas.
 - f) Add outdoor recreation to Area C.
 - g) Remove automobile washing facility from Area B.
 - h) Remove limited moving truck uses from all Areas.
 - i) Remove Tire Shop from Area B
 - j) Remove Vehicle Repair, Minor from Area B.
 - k) Remove Child Care Center from all Areas.
 - l) Remove Adult Day Care Centers from all Areas.
 - m) Remove Private Automobile Parking Lots from all Areas.
 - n) Add Restaurants with no drive thru to Areas A and B.
 - o) Add Tasting Room to Areas A and B.
 - p) Add Arts and Cultural uses to Areas A and B.
 - q) Add Retail Landscape Store to Areas A and B.
 - r) Add Retail Building Materials Store to Areas A and B.
 - s) Add Events Center to Areas A and B.
 - t) Add Public Facilities to Areas A and B. No additional comments at this time.
- 3) For Table 5.1 Parking Standards, only include the parking standards that differ from those in the LDC. If they are the same, there is no need to include there here. A note that says, standards not found here can default to the LDC.
- 4) Under General Notes- Land Use Table #1, where is Table 3.2?
- 5) Under General Notes- Land Use Table #2, the note here is different from elsewhere in the document. They need to be the same.
- 6) Under Table 5.3:
- a) Add Acres for Area C.
 - b) For allowable land uses, change to commercial, commercial, and open space.
 - c) For minimum building height change C to 10'.
 - d) For Maximum building Height, change it to 100, 100, and N/A
 - e) For Front Yard Setback, 100' is too extreme for a commercial use. We will need to revisit this amount after I review the PUD Permit.
 - f) For Front Yard Setback, Area B can be changed to 10', Area C to 5'
 - g) For Side Yard Setback, 100' is too extreme for a commercial use. We will need to revisit this amount after I review the PUD Permit.
 - h) For Side Yard Setback, Area C can be changed to 5'.
 - i) For Side Yard Adjacent to Street, 100' is too extreme for a commercial use. We will need to revisit this amount after I review the PUD Permit.
 - j) For Side Yard Adjacent to Street, Area B can be changed to 10', Area C can be changed to 5'

- k) For interior lot line, Area C can be 0'. Add note that says, subject to approval of building safety division and fire department for all Areas.
- l) For rear yard setback, Area C can be 5'.
- m) For minimum lot size, Area C can be N/A.
- n) For minimum lot frontage, Area C can be N/A.
- o) For minimum floor and maximum floor, Area C can be N/A. and only allowed outside of floodplain.
- p) Accessory Structure Bulk Standards will need to be added to this document.

☐ Comments related to PUD Zone Document Sheet 5:

- 1) Most of this information can be moved to the Design Standards document.
- 2) One exception is the number of gas pumps. I believe PC said there were comfortable with up to 10-pump islands total. In addition, this document will need to call out the number of islands for automobiles vs the number of islands for truck fueling.
- 3) The remaining items will be reviewed as part of the design standards, so no comments yet.
- 4) Please note that Design Standards for a development are meant to be additions and supplements to the City's standards not a replacement for, or weakening of existing standards.

Engineering Division: Z-962-20-21 comments

- 1) Once I get the comments from Engineering, I will pass those along to you.

Denver Public Works- Emily Collins (Emily.collins@denvergov.org):

- 1) Please see the comments below from CCD Department of Transportation and Infrastructure (not approved):
 - a) With Tower Road being a major arterial, we cannot approve vehicular access to the site as shown.
 - b) We recommend no more than one curb cut off of Tower.
 - c) Not clear why existing NB left turn is not being utilized

Xcel Energy- Donna George:

- 1) Please see attached letter

South Adams County Fire Department- Sarah Krzanowsky:

- 1) Please see attached letter



Next Steps

Please assemble these items and resubmit once you receive comments on the PUD Permit and Subdivision, as a thorough review of those applications may change some of these comments. In addition, upon your next resubmittal, please submit a draft copy of the Design Standards you are proposing.

I will be reaching out with comments one application at a time, to ensure that there is a clear understanding of next steps and needed comments to address. If you have any questions regarding the above stated information, or need assistance in addressing the comments, please feel free to contact me at stimms@c3gov.com as I am working remotely during this time.

Sincerely,

Steve Timms, AICP
Planning Manager
Commerce City, Colorado



From: [Collins, Emily A. - CPD CE2161 Development Project Administrator](#)
To: [Timms, Steve - CD](#)
Subject: 2021PM0000143 - SWC Tower & 81st Referral
Date: Tuesday, April 13, 2021 11:07:14 PM
Attachments: [image001.png](#)

Good Evening:

Please see the comments below from CCD Department of Transportation and Infrastructure (**not approved**):

1. With Tower Road being a major arterial, we cannot approve vehicular access to the site as shown.
2. We recommend no more than one curb cut off of Tower.
3. Not clear why existing NB left turn is not being utilized

Thanks,

Emily Collins | Senior Development Project Administrator
Community Planning and Development | City and County of Denver
[Pronouns](#) | She/Her/Hers
p: (720) 865.2971 | Emily.Collins@denvergov.org
DenverGov.org/CPD

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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/ds.

MEMMO

To: Steve Timms, Planning Manager

From: Traci Ferguson, Parks Planner

Subject: Z-962-20-21 81st and Tower Rd.

Date: April 20, 2021

I have reviewed the above proposal and have the following comments.

- 1.) There will not be a park fee-in-lieu associated with this non-residential development.
- 2.) A future trail is planned along Second Creek west of this parcel. There is no timeline for development of the trail, but Parks would like the area around the tributary of Second Creek (approximately Area C- we will have to identify the exact area) shown on the PUD Zone Document to be dedicated to the city as a part of the annexation process.

Please feel free to contact me at 303-227-8788 or tferguson@c3gov.com with any questions.



QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY

PROJECT NO.: QKT004207

Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

QuikTrip No. 4207
 SWC 81ST & TOWER RD
 COMMERCE CITY, CO



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PROTOTYPE:
DIVISION:
VERSION:
DESIGNED BY: ASM
DRAWN BY: RDG
REVIEWED BY: ASM

REV	DATE	DESCRIPTION

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 5

ORIGINAL ISSUE DATE: 9/4/2020

OWNERSHIP CERTIFICATE

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: _____
 QUIKTRIP CORPORATION
 OWNERS REPRESENTATIVE:
 TROY DEVOS, DIRECTOR OF REAL ESTATE

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 _____,
 AD 20__.

CHAIRPERSON _____

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

CITY CLERK _____

MAYOR _____

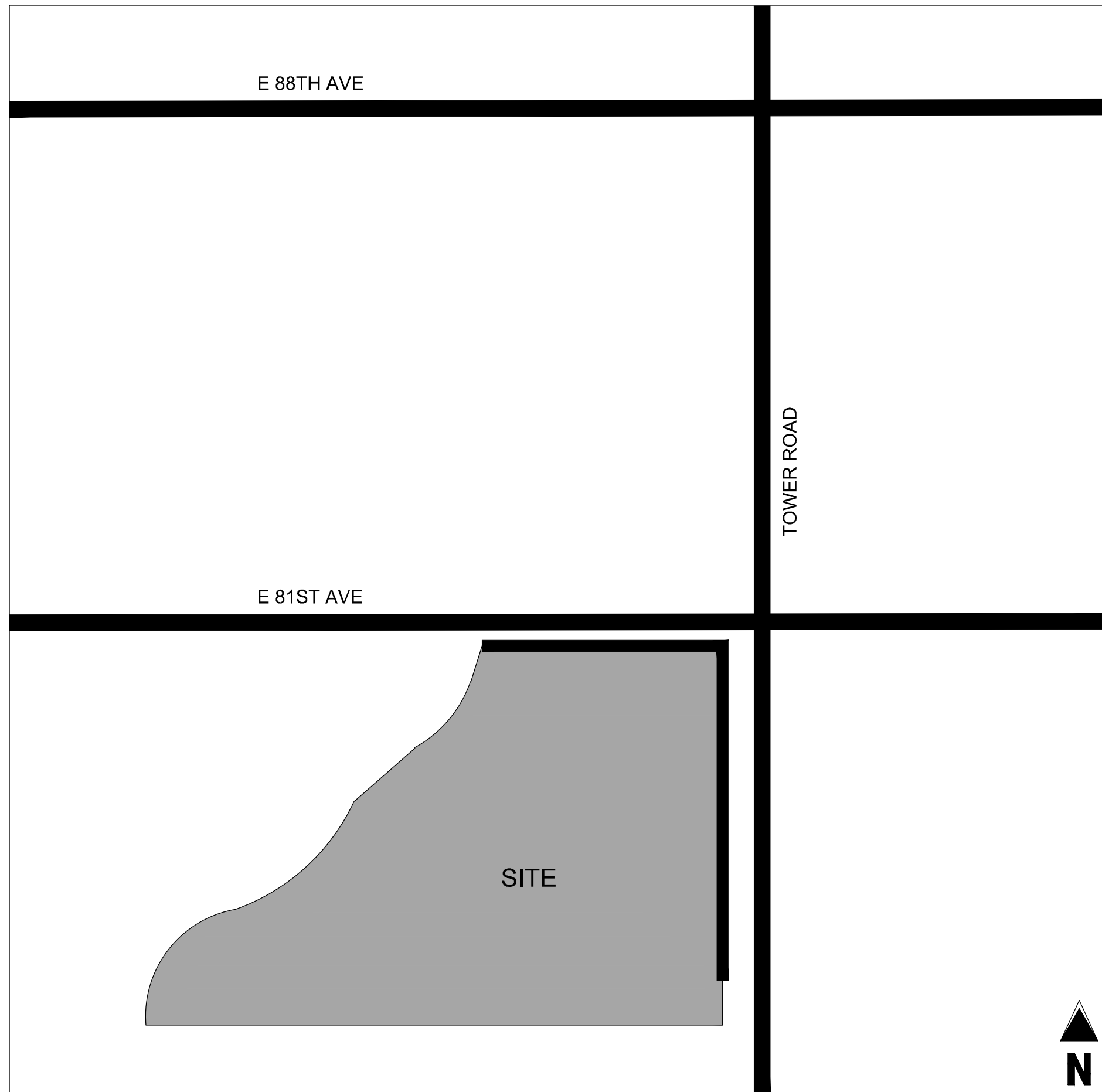
CERTIFICATE OF THE CLERK & RECORDER

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:
 THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN
 THE OFFICE OF THE ADAMS COUNTY CLERK AND
 RECORDER IN THE STATE COLORADO AT

_____: _____ M ON THE ____ DAY OF _____,
 AD 20__.

COUNTY CLERK AND RECORDER _____

DEPUTY _____



VICINITY MAP
 1" = 1500'

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT QUIKTRIP BEING THE OWNER OF THAT PART OF THE A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 28 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR NORTH 00°28'01" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE

THERETO:
 THENCE SOUTH 89°43'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°43'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1251.90 FEET TO A POINT ON THE EASTERLY LINE OF DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. C0291825 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT ON A CURVE; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING NINE (9) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°12'30", A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 320.39 FEET, AND A CHORD THAT BEARS NORTH 40°36'04" EAST;
2. NORTH 67°12'19" EAST, A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°30'00", A RADIUS OF 105.00 FEET AND AN ARC LENGTH OF 55.89 FEET;
4. NORTH 36°42'19" EAST, A DISTANCE OF 130.00 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°30'00", A RADIUS OF 245.00 FEET AND AN ARC LENGTH OF 91.94 FEET;
6. NORTH 58°12'19" EAST, A DISTANCE OF 209.06 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°30'00", A RADIUS OF 155.00 FEET AND AN ARC LENGTH OF 131.21 FEET;
8. NORTH 09°42'19" EAST, A DISTANCE OF 51.20 FEET;
9. NORTH 89°43'02" EAST, A DISTANCE OF 515.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TOWER ROAD;

THENCE SOUTH 00°28'01" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 732.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.60 ACRES MORE OR LESS HAS SUBMITTED THIS PUD ZONE DOCUMENT.

14.775 ACRES OR
 643606.13
 SQUARE FEET
 MORE OR LESS

PROJECT LOCATION

THE APPROXIMATE 14.60-ACRE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TOWER ROAD AND EAST 81ST AVENUE, IN UNINCORPORATED ADAMS COUNTY, APPROXIMATELY 1 MILE NORTH OF PENNA BOULEVARD TO THE SOUTH.

IN THE CITY OF
 COMMERCE CITY
 AS THE PUD
 SHOULD BE
 DONE AFTER
 THE
 ANNEXATION

SHEET INDEX	
SET NUMBER	DESCRIPTION
1	COVER SHEET
2	PROJECT NARRATIVE
3	LAND USE SCHEMATIC
4	LAND USE TABLE
5	DEVELOPMENT & DESIGN STANDARDS

TECHNICAL CONSULTANTS

GALLOWAY AND COMPANY 6162 S.
 WILLOW DR. SUITE 320 GREENWOOD
 VILLAGE, CO 80111 (303) 770-8884
 ATTN. AARON MCLEAN
 AARONMCLEAN@GALLOWAYUS.COM

DATE OF PREPERATION

JANUARY 15, 2020

DATE OF REVISION

-

RECEPTION No.: Z-962-20

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY

PROJECT NO.: QKT004207

Galloway

6162 S. W. Hwy Drive, Suite 320
Greenwood Village, CO 80111
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GallowayUS.com

QuikTrip No. 4207

SWC 81ST & TOWER RD
COMMERCE CITY, CO



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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 9/4/2020

SHEET TITLE:

PROJECT NARRATIVE

SHEET NUMBER:

2 OF 5

PROJECT NARRATIVE

PROJECT INTENT:

THE QUIKTRIP PUD WILL ALLOW FOR LAND DEVELOPMENT OF DESIRABLE COMMERCIAL, RETAIL AND AUTOMOBILE USES ON A UNIQUELY SITUATED PROPERTY SUITED FOR REGIONAL COMMERCIAL ACTIVITIES. THAT OTHERWISE ARE LIMITED AS ESTABLISHED IN THE CURRENT LAND DEVELOPMENT CODE (LDC). SITE DESIGN AND LAYOUT WILL BE AN IMPROVEMENT TO THE STANDARDS OF THE LDC TO ENHANCE THE DEVELOPMENT WITHIN THE PUD BOUNDARIES, WHILE BEING COMPLIMENTARY IN CONTEXT TO THE SURROUNDING BUILT ENVIRONMENT.

EXISTING AMENITIES:

THERE ARE NO EXISTING AMENITIES ON THE VACANT PROPERTY.

PROJECT PHASING:

THE NORTHERN PORTION OF THE PROPERTY IS PROPOSED TO BE DEVELOPED IN THE INITIAL PHASING OF THE OVERALL SITE IMPROVEMENTS. THE PROPOSED QUIKTRIP FACILITY WILL INSTALL ALL INTERNAL INFRASTRUCTURE TO ALLOW FOR THE PROPOSED RESIDUAL LOT(S) TO DEVELOP IN A PHASE AS THE MARKET CONDITIONS ALLOW.

UNIQUE FEATURES:

THE SECOND CREEK TRIBUTARY DRAINAGE WAY ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY PROVIDES FOR AN OPPORTUNITY TO CONTINUE AND EXPAND UPON A REGIONAL TRAIL SYSTEM, PROVIDING FOR A UNIQUE SITE FEATURE AND AN ASSET TO THE COMMUNITY AS PART OF THIS DEVELOPMENT.

EXISTING CHALLENGES:

THE EXISTING DRAINAGE OUTFALL IN THE NORTHEAST CORNER OF THE PROPERTY, WHICH DAYLIGHTS WATER FROM THE EAST, UNDER TOWER ROAD INTO THE PROPERTY WILL BE A CHALLENGE TO DESIGN AROUND. IN ADDITION, THE SECOND CREEK TRIBUTARY DRAINAGEWAY ALONG THE WESTERN BOUNDARY WILL BE A DESIGN CHALLENGE AS IT RELATES TO SITE LAYOUT, CIRCULATION AND INFRASTRUCTURE.

CONFORMANCE TO CITY COMPREHENSIVE PLAN:

THE QUIKTRIP PUD DEVELOPMENT IS RECOMMENDED FOR COMMERCIAL LAND USES AND IS IN SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE LAND USE AND GROWTH GOALS AND POLICIES OF THE CITY'S ADOPTED (MAY 2, 2010) COMPREHENSIVE PLAN. THE SUBJECT PROPERTY IS WITHIN THE E-470 INFLUENCE STRATEGIC PLANNING AREA AND ALSO COMPLIES WITH THE POLICIES ESTABLISHED IN THE SUBAREA OF THE COMPREHENSIVE PLAN; BY ENSURING THAT PROPOSED LAND USES ARE COMPATIBLE WITH PRESENT AND FUTURE AIRPORT OPERATIONS, INCLUDING NOISE, SAFETY AND ACCESS. THE DEVELOPMENT WILL ALSO PROVIDE FOR SOME FLEXIBILITY FOR FUTURE DEVELOPMENT TO MEET MARKET DEMANDS, WHILE STILL ACCOMPLISHING THE GOALS OF THE COMPREHENSIVE PLAN BY PROVIDING FOR GENERAL COMMERCIAL AND AUTOMOBILE RELATED LAND USE OPPORTUNITIES IN PROXIMATE LOCATION TO DENVER INTERNATIONAL AIRPORT (DIA). LAND USE GOALS 4.4 AND 6.1 OF THE COMPREHENSIVE PLAN ARE ACHIEVED WITH THE QUIKTRIP PUD BY PROVIDING COMPLIMENTARY LAND USES AND DIA RELATED BUSINESS IN THE E-470 INFLUENCE AREA.

TYPES OF COMMERCIAL USES ALLOWED:

THE QUIKTRIP PUD WILL GENERALLY FOLLOW THE LAND USES ALLOWED BY THE C-3 REGIONAL COMMERCIAL DISTRICT ZONE CLASSIFICATION, WITH THE INTENT OF THIS PUD TO BE A STANDALONE ZONING DOCUMENT. THE ALLOWED LAND USES ARE LISTED IN TABLE 5.0 WITHIN, ALONG WITH THE DEVELOPMENT, PARKING AND BULK STANDARDS IN RELEVANT TABLES.

UNCLASSIFIED USES NOT LISTED IN THE USE TABLE WITHIN SHALL BE PROHIBITED UNLESS THE CITY DETERMINES THAT THE USE FALLS INTO ONE OF THE LISTED USE CLASSIFICATIONS PURSUANT TO SECTION 21-5205 OF THE LDC

EXISTING CONDITIONS:

THERE IS A DRAINAGEWAY ADJACENT TO THE PROPERTY ALONG THE WESTERN BOUNDARY THAT WILL REMAIN UNDISTURBED AS THE PROPERTY DEVELOPS. THERE ARE MULTIPLE UTILITY, DRAINAGE AND SLOPE EASEMENTS ENCUMBERING THE PROPERTY ALONG THE PERIMETER AND INTERIOR TO THE SITE; HOWEVER, THESE DO NOT POSE AN IMPEDIMENT TO THE DEVELOPMENT OF THE PROPERTY. THE EXISTING OUTLET STRUCTURE FOR DRAINAGE PURPOSES LOCATED ALONG THE EASTERN BOUNDARY WILL BE PLACED INTO AN UNDERGROUND PIPE FOR STORMWATER CONVEYANCE TO THE NATURAL DRAINAGEWAY TO THE WEST. THERE ARE NO BODIES OF WATER OR IRRIGATION DITCHES ON THE PROPERTY, AND/OR FEMA MAPPED FLOODPLAIN(S).

SITE LAYOUT AND CIRCULATION:

THE SUBJECT PROPERTY WILL BE ACCESSED FROM MULTIPLE, NEW DRIVEWAY ACCESS POINTS ALONG THE ADJACENT COLLECTOR AND ARTERIAL ROADWAYS. TO THE NORTH, ALONG EAST 81ST AVENUE, THERE WILL BE TWO (2) NEW DRIVEWAYS PROVIDING INGRESS/EGRESS TO THE SUBJECT SITE. THE EASTERN ACCESS DRIVE WILL ALIGN WITH THE OPPOSITE SIDE NORTH, EXISTING DRIVEWAY AND WILL BE FULL MOVEMENT; WHILE THE WESTERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-OUT MOVEMENT ONLY. ALONG THE EASTERN BOUNDARY, ONTO TOWER ROAD WILL ALSO HAVE TWO (2) NEW DRIVEWAYS PROVIDING INGRESS/EGRESS TO THE SUBJECT SITE. THE SOUTHERN ACCESS DRIVE WILL BE 3/4 MOVEMENT AND THE NORTHERN ACCESS DRIVE WILL BE RESTRICTED TO RIGHT-IN/RIGHT-OUT MOVEMENT ONLY.

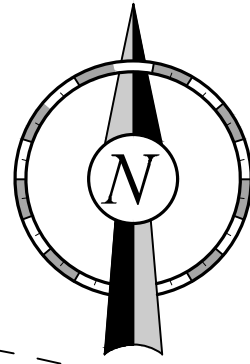
INTEGRATION WITH SURROUNDING DEVELOPMENT:

THE PROPERTY IS CURRENTLY ZONED SECOND CREEK SOUTH PUD UNDER THE JURISDICTION OF ADAMS COUNTY. THE PUD ESTABLISHED A VARIETY OF REGIONAL COMMERCIAL, OFFICE, HOTEL AND RESIDENTIAL LAND USES FOR APPROXIMATELY 289+ ACRES OF UNINCORPORATED LAND PRIOR TO PREVIOUS CITY OF COMMERCE CITY ANNEXATIONS IN THE IMMEDIATE VICINITY. TO THE NORTH, ACROSS EAST 81ST AVENUE, THE LAND IS ZONED PUD AND GOVERNED BY THE DIA TECH CENTER PUD ZONE DOCUMENT, WITH PORTIONS THAT WERE ORIGINALLY IN THE SAME PUD OF THE SUBJECT PROPERTY. THIS AREA IS NOW DESIGNATED FOR COMMERCIAL LAND USES, THAT GENERALLY FOLLOW THE LDC C-2 ZONE DISTRICT ALLOWANCES, AND CURRENTLY HAS A FUEL STATION. THE PROPERTY TO THE EAST, ACROSS TOWER ROAD IS ZONED PUD WITH THE CITY AS WELL AND GOVERNED BY THE ALLIED WASTE SYSTEMS PUD, AND CURRENTLY HAS AN AIRPORT PARKING FACILITY USE. THE PROPERTY TO THE WEST, ON THE OTHER SIDE OF THE DRAINAGEWAY, ALONG EAST 81ST AVENUE IS ALSO UNINCORPORATED AND ZONED UNDER THE SECOND CREEK SOUTH PUD AND CURRENTLY USES AS A PARKING FACILITY. THE PROPERTY TO THE SOUTH OF THE SUBJECT PARCEL IS VACANT AS WELL AND IS WITHIN THE CORPORATE BOUNDARIES OF THE CITY AND COUNTY OF DENVER AND DESIGNATED FOR AIRPORT USE.

LOCATION WITH RESPECT TO SUBJECT SITE	EXISTING ZONING AND LAND USE DESCRIPTION
NORTH (ACROSS E. 81ST AVE.):	LAND IS ZONED PUD AND GOVERNED BY THE DIA TECH CENTER PUD ZONE DEVELOPMENT, WITH PORTIONS THAT WERE ORIGINALLY IN THE SAME PUD OF THE SUBJECT PROPERTY. THIS AREA IS NOW DESIGNATED FOR COMMERCIAL LAND USES, THAT GENERALLY FOLLOW THE LDC C-2 ZONE DISTRICT ALLOWANCES, AND CURRENTLY HAS A FUEL STATION.
EAST (ACROSS TOWER RD.):	LAND IS ZONED PUD AND GOVERNED BY THE ALLIED WASTE SYSTEMS PUD, AND CURRENTLY HAS AN AIRPORT PARKING FACILITY USE.
WEST (ACROSS FROM SECOND CREEK DRAINAGEWAY):	LAND IS UNINCORPORATED AND ZONED UNDER THE SECOND CREEK SOUTH PUD AND CURRENTLY USED AS A PARKING FACILITY.
SOUTH (DIRECTLY SOUTH OF SUBJECT SITE):	LAND IS VACANT AS WELL AND IS WITHIN THE CORPORATE BOUNDARIES OF THE CITY AND COUNTY OF DENVER AND DESIGNATED FOR AIRPORT USE.

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY



LOT 1
DIA TECH CENTER FLG NO 2
Owner: PARK N FLY INC
Zoning: PLANNED UNIT DEVELOPMENT
COMMERCE CITY

LOT 2
DIA TECH CENTER FLG NO 2
Owner: SBRM HOTELS COLORADO LLC
Zoning: PLANNED UNIT DEVELOPMENT
COMMERCE CITY

LOT 3
DIA TECH CENTER FLG NO 2
Owner: SBRM HOTELS COLORADO LLC
Zoning: PLANNED UNIT DEVELOPMENT
COMMERCE CITY

LOT 1, PROPAK SUBDIVISION
Owner: ALLIED WASTE SYSTEMS OF COLORADO C/O
PROPERTY TAX DEPARTMENT
Zoning: PLANNED UNIT DEVELOPMENT
COMMERCE CITY

LOT 1
DIA TECH CENTER FILING NO. 1
Owner: 7-ELEVEN INC
Zoning: PLANNED UNIT DEVELOPMENT
COMMERCE CITY

LOT 1
PROPAK SUBDIVISION
Owner: ALLIED WASTE SYSTEMS OF
COLORADO C/O PROPERTY TAX
DEPARTMENT
Zoning: PLANNED UNIT DEVELOPMENT
COMMERCE CITY

LOT 1
PROPAK SUBDIVISION
Owner: ALLIED WASTE SYSTEMS OF
COLORADO C/O PROPERTY TAX
DEPARTMENT
Zoning: PLANNED UNIT DEVELOPMENT
COMMERCE CITY

REC. NO. R0179200
Owner: ALLIED WASTE SYSTEMS OF
COLORADO C/O PROPERTY
TAX DEPARTMENT
Zoning: ADCC, UNINCORPORATED
ADAMS COUNTY

DENVER INTERNATIONAL
AIRPARK SUBDIVISION
FILING NO. 1
REC. NO. C295323
Owner: COLORADO
AIRPORT PARKING LLC
Zoning: I-1 MIXED USE
EMPLOYMENT
ADAMS COUNTY

REC. NO. R0179253
Owner: CITY AND COUNTY OF
DENVER, ACTING BY AND
THROUGH ITS BOARD OF WATER
COMMISSIONERS
Zoning: ADCC, UNINCORPORATED
ADAMS COUNTY

SCHEDULE NO. 11331-00-107-000
Owner: CITY & COUNTY OF DENVER
Zoning: DA
CITY & COUNTY OF DENVER

LAND USE TABLE			
PARCEL OR EASEMENT	GENERAL USE	ACRES	% OF TOTAL
A	COMMERCIAL	±5.36	36.78%
B	COMMERCIAL	±9.23	63.22%
	TOTAL	±14.60	100.00%
C	DRAINAGE EASEMENT	±1.27	-

NOTE:
1. USE NAMES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FOR ALLOWED USES, REFER TO THE ALLOWABLE LAND USE TABLE.
2. "C" WILL BE A VARIABLE WIDTH DRAINAGE EASEMENT ACROSS PARCELS A AND B ENCOMPASSING THE EXISTING CREEK ALONG THE WEST PROPERTY LINE.

GENERAL NOTES

- SITE DRAINAGE WILL BE HANDLED WITHIN FACILITIES ACROSS THE SITE WITH PRIMARY FACILITIES LIKELY TO OCCUR WITHIN PARCEL A

GENERAL NOTES - PRIMARY BULK STANDARDS

- STANDARDS AND GUIDELINES FOR BUILDING MATERIALS, BUILDING MASSING AND FORM, LANDSCAPE DESIGN AND MATERIALS, WAYFINDING AND SIGNAGE, AND OTHER SITE AND BUILDING DESIGN ELEMENTS WILL BE PROVIDED IN FUTURE DESIGN STANDARDS SUBMITTED SEPARATELY FROM THIS PUD ZONE DOCUMENT BUT PRIOR TO PUD PERMIT OR CONSTRUCTION ON SITE.
- PARCEL BOUNDARIES OBTAINED THROUGH TOPOGRAPHIC SURVEY AND ARE DRAWN TO THE EDGE OF RIGHT-OF-WAY. THE BOUNDARY OF PARCELS MAY BE MODIFIED THROUGH THE PLATTING PROCESS. DUE TO THE ALIGNMENT OF ANY OF THE STREETS, PARKS, OPEN SPACE AREAS, ADJACENT PARCELS, ETC. CHANGES UP TO TWENTY PERCENT (20%) ARE PERMITTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. CHANGES TO PARCELS ARE MEASURED FROM OUTSIDE OF THE RIGHT-OF-WAY.
- SITE DRAINAGE WILL BE HANDLED WITHIN FACILITIES ACROSS THE SITE WITH PRIMARY FACILITIES LIKELY TO OCCUR WITHIN PARCEL A SUBJECT TO APPROVAL OF A MASTER DRAINAGE PLAN BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- REGIONAL STORM WATER DETENTION WILL BE HANDLED WITHIN PARCEL A WITH MINIMAL SITE-BORN DRAINAGE OR DETENTION ACCOMMODATED WITHIN THIS PARCEL.
- 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 MORE DETAILED TRAFFIC STUDIES AND ANALYSIS.

NOTE!

- THIS APPLICATION IS FOR A PUD CONCEPT SCHEMATIC. THEREFORE, THE INFORMATION CONTAINED HEREIN IS NEITHER APPROVED NOR DENIED. THE FEEDBACK PROVIDED BY THE CITY IS INTENDED TO INFORM THE FUTURE PUD ZONE DOCUMENT SUBMITTAL.

PROJECT NO.: QKT004207

Galloway

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QuikTrip No. 4207

SWC 81ST & TOWER RD
COMMERCE CITY, CO



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VERSION:
DESIGNED BY: ASM
DRAWN BY: RDG
REVIEWED BY: ASM

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 9/4/2020

SHEET TITLE:
LAND USE SCHEMATIC

SHEET NUMBER:
3 OF 5

RECEPTION No.: Z-962-20

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY

PROJECT NO.: QKT004207

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TABLE 5.0 ALLOWABLE LAND USE TABLE			
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED			
SPECIFIC USE TYPE	PARCEL		
	A	B	C
AGRICULTURAL USES			
COMMUNITY GARDEN	R	R	
COMMERCIAL USES			
DOGGIE DAY CARE CENTERS	P	P	
VETERINARY OFFICES OR CLINICS	R	R	
ANTENNAS FOR COMMERCIAL/INDUSTRIAL USE ACCESSORY TO PRINCIPAL USE	P	P	
RADIO OR TELEVISION BROADCASTING OFFICES	R	R	
BAR, TAVERN, NIGHT CLUB	R	R	
BREW PUB	R	R	
CATERING SERVICES	R	R	
RESTAURANT WITHOUT DRIVE-THRU/UP	R	R	
TASTING ROOM	R	R	
BANK OR FINANCIAL INSTITUTION	R	R	
CONVENIENCE STORE/GROCERY STORE (<5,000 SF)	R	R	
GROCERY STORE (>5,000 SF)	R	R	
LIQUOR STORE	R		
ALL OTHER SIMILAR USES (E.G., DELICATESSEN, RETAIL BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R	R	
FUEL SALES WITH NO VEHICLE REPAIR	R		
FUEL SALES WITH MINOR VEHICLE REPAIR	R		
FUNERAL HOME	R	R	
BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL OFFICE/CLINICS)	R	R	
COURIER SERVICES	R	R	
MASSAGE THERAPY OFFICE/CLINICS	R	R	
SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT CLINIC	R	R	
INSTRUCTIONAL SERVICES, STUDIOS	R	R	
TEMPORARY/DAY LABOR FACILITIES/OFFICES	C	C	
BINGO ESTABLISHMENTS/SOCIAL GAMING OUTLET/PERFORMANCE CENTERS	R	R	
BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	R	R	
HEALTH CLUBS	R	R	
OUTDOOR RECREATION	R	R	
FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR	R	R	
FLEA MARKETS, INDOOR/OUTDOOR	P	P	
MACHINERY SALES, EXCLUDING TRUCK TRAILERS, HEAVY EQUIPMENT, AND FARM MACHINERY	R	R	
RETAIL BUSINESS STORE < 25,000 SF	R	R	
TATOO PARLOR	R	R	
THRIFT/CONSIGNMENT STORE	R	R	
AUTOMOBILE WASHING FACILITY	R	R	
LIMITED MOVING TRUCK (< 30 FEET)/EQUIPMENT SELF-RENTAL FACILITIES	P	P	
TIRE SHOP	R	R	
VEHICLE REPAIR, MINOR	R	R	
HOTEL OR MOTEL LODGING ESTABLISHMENTS	R	R	
INDUSTRIAL USES			
MICROBREWERY	R	R	
MICRO-WINERY	R	R	
WINERY	R	R	
SUPPORT ACTIVITIES FOR OIL AND GAS OPERATIONS (PIPELINES, ETC.)	C	C	
MOTION PICTURE AND VIDEO INDUSTRY	R	R	
SUBSURFACE EXTRACTION (INCLUDING OIL AND NATURAL GAS EXTRACTION)	OG	OG	
PRIVATE BUS STATION WITHOUT REPAIR	P	P	

RETAIL SALES IN CONJUNCTION WITH WHOLESALING	C	C	
WHOLESAL E ESTABLISHMENTS INCIDENTAL TO OTHER PRINCIPAL USES	C	C	
PUBLIC, INSTITUTIONAL & CIVIC USES			
PRIVATE LODGE OR CLUB	R	R	
CHILD CARE CENTER	R	R	
ADULT DAY CARE CENTER	R	R	
PRIVATE AUTOMOBILE PARKING LOTS OR PARKING GARAGES AS A PRINCIPAL USE	C	C	
ELECTRIC SUBSTATION OR GAS REGULATOR STATION	C	C	
PUBLIC UTILITY INSTALLATION	C	C	
PUBLIC UTILITY OFFICE	R	R	
WIND ENERGY CONVERSION SYSTEMS (WINDMILLS)	P	P	

GENERAL NOTES - LAND USE TABLE

- CERTAIN USES ARE PROHIBITED WITHIN THE QUIKTRIP PUD. PLEASE SEE TABLE 3.2 FOR A SPECIFIC LIST OF USES NOT ALLOWED.
- ANY PROPOSED USE NOT LISTED DEFAULTS TO THE LAND DEVELOPMENT CODE USE TABLE

TABLE 5.3 PRIMARY BULK STANDARDS			
PARCEL	A	B	C
ACRES	±5.36	±9.23	-
ALLOWABLE LAND USES	NON-RESIDENTIAL	NON-RESIDENTIAL	-
PERMITTED DENSITY	N/A	N/A	-
MINIMUM BUILDING HEIGHT (FEET)	15	15	-
MAXIMUM BUILDING HEIGHT (FEET)	35	50	-
FRONT YARD SETBACK (FEET)	100	35	-
SIDE YARD SETBACK (FEET)	100	10	-
SIDE YARD SETBACK ADJACENT TO STREET	100	25	-
INTERIOR LOT LINE SETBACK	0'	0'	-
REAR YARD SETBACK (FEET)	100	20	-
MINIMUM LOT SIZE (SF)	8,000	8,000	-
MINIMUM LOT FRONTAGE (FEET)	70	70	-
MINIMUM FLOOR AREA RATIO	0.05	0.05	-
MAXIMUM FLOOR AREA RATIO	N/A	N/A	-

TABLE 5.1 PARKING STANDARDS		
LAND USE	VEHICLE REQ. OFF-STREET	BICYCLE REQ.
DOGGIE DAY CARE	1 / EMPLOYEE + 1 / 400 SF INCLUDING RUNS	1 / 20 VEHICLE SPACES (MIN. 2)
VETERINARY OFFICES OR CLINICS	1 / 200 SF	1 / 20 VEHICLE SPACES (MIN. 2)
BAR, TAVERN, NIGHT CLUB	1 / 100 SF	1 / 20 VEHICLE SPACES (MIN. 2)
CATERING SERVICES	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
RESTAURANT	1 / 100 SF	1 / 20 VEHICLE SPACES (MIN. 2)
BANK OR FINANCIAL INSTITUTION	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
CONVENIENCE STORE (<5,000 SF)	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
GROCERY STORE (>5,000 SF)	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
LIQUOR STORE	1 / 200 SF	1 / 20 VEHICLE SPACES (MIN. 2)
ALL OTHERS (E.G. DELICATESSEN, RETAIL BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	1 / 200 SF	1 / 20 VEHICLE SPACES (MIN. 2)
FUNERAL HOME	1 / EMPLOYEE	1 / 20 VEHICLE SPACES (MIN. 2)
BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL OFFICE/CLINICS)	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
COURIER SERVICES	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
BINGO ESTABLISHMENT/SOCIAL GAMING OUTLET/PERFORMANCE CENTER	1 / 3 SEATS	1 / 20 VEHICLE SPACES (MIN. 2)
BOWLING, BILLIARDS, & SIMILAR USES	2 / LANE + 2 / BILLIARD TABLE + 1 / 5 SEATS	1 / 20 VEHICLE SPACES (MIN. 2)
FITNESS/RECREATION CENTERS	1 / 250 SF	1 / 20 VEHICLE SPACES (MIN. 2)
OUTDOOR RECREATION	1 / 600 SF OUTDOOR RECREATION AREA	1 / 20 VEHICLE SPACES (MIN. 2)
RETAIL BUSINESS	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
FLEA MARKETS, INDOOR/OUTDOOR	1.5 / BOOTH/STALL OR 1 / 150 SF SALES AREA, WHICHEVER IS GREATER	1 / 20 VEHICLE SPACES (MIN. 2)
THRIFT STORE	1 / 300 SF	1 / 20 VEHICLE SPACES (MIN. 2)
AUTOMOBILE WASHING FACILITY	2 / BAY OR STALL	1 / 20 VEHICLE SPACES (MIN. 2)
VEHICLE REPAIR, MINOR	3 / BAY	1 / 20 VEHICLE SPACES (MIN. 2)
HOTEL OR MOTEL	1 / UNIT + 1 / 100 SF OF RESTAURANT OR BAR + 1 / 200 SF OF MEETING ROOM FLOOR AREA + 10 FOR VISITOR PARKING	1 / 20 VEHICLE SPACES (MIN. 2)
RETAIL SALES IN CONJUNCTION WITH WHOLESALING	1 / 500 SF	1 / 20 VEHICLE SPACES (MIN. 2)
WHOLESAL E ESTABLISHMENTS INCIDENTAL TO OTHER PRINCIPAL USES	1 / 800 SF	1 / 20 VEHICLE SPACES (MIN. 2)
PRIVATE LODGE OR CLUB	1 / 3 PERSON BASED ON MAX CAPACITY	1 / 20 VEHICLE SPACES (MIN. 2)
CHILD CARE CENTER	1 / 10 PERSON CAPACITY + 1 / EMPLOYEE + DROP OFF AREA	1 / 20 VEHICLE SPACES (MIN. 2)
ADULT DAY CARE CENTER	1 / 10 PERSON CAPACITY + 1 / EMPLOYEE	1 / 20 VEHICLE SPACES (MIN. 2)

GENERAL NOTES - PRIMARY BULK STANDARDS

- MINIMUM SETBACKS ARE DEFINED FROM THE R.O.W./PROPERTY LINE AND ARE MEASURED TOO THE STREET OR PROPERTY LINE FACING WALL.
- NON-LIVABLE SPACES SUCH AS COVERED PORCHES, STOOPS, AND COURTYARDS CAN ENCR OACH INTO A SETBACK IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE PROPERTY DESIGN STANDARDS DOCUMENT. IN NO INSTANCE MAY AN ENCR OACHMENT CROSS THE PROPERTY LINE.
- ROOF OVERHANGS ARE PERMITTED WITH A MAXIMUM ENCR OACHMENT OF 1'-0" INTO THE BUILDING SETBACK SEPARATION IS REQUIRED.
- BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, SOLAR PANELS, LIGHT FIXTURES AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE UP TO 24". IN NO INSTANCE MAY AN ENCR OACHMENT CROSS THE PROPERTY LINE.
- ACCESS SHOWN ON 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.
- ALL STRUCTURES AND STRUCTURE FEATURES MUST COMPLY WITH THE BUILDING AND FIRE CODES ADOPTED BY THE CITY AT THE TIME OF CONSTRUCTION.

QuikTrip No. 4207

SVC 81ST & TOWER RD
COMMERCE CITY, CO



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PROTOTYPE:
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REVIEWED BY: ASM

REV	DATE	DESCRIPTION

SHEET TITLE:

LAND USE TABLE

SHEET NUMBER:

4 OF 5

RECEPTION No.: Z-962-20

QUIKTRIP PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SOUTHEAST 1/4 OF SECTION 28,
RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF
COMMERCE CITY

DEVELOPMENT GUIDELINES AND STANDARDS:

1. GENERAL LAYOUT
 - a. NEW CONSTRUCTION SHOULD BE BUILT PARALLEL TO LOT LINES TO REFLECT THE TRADITIONAL ORIENTATION OF NON-RESIDENTIAL STRUCTURES. TO THE MAXIMUM EXTENT FEASIBLE, STRUCTURES SHALL NOT BE ORIENTED AT AN ANGLE TO LOT LINES. MULTI-LOT OR MULTI-BUILDING DEVELOPMENTS SHALL BE DESIGNED AS UNIFIED PROJECTS WITH A SENSE OF PLACE.
 - b. A SENSE OF ENTRY OR ARRIVAL SHALL BE ACCOMPLISHED BY THE USE OF LANDSCAPING, LIGHTING AND OTHER DESIGN ELEMENTS AS APPLICABLE.
 - c. CIRCULATION PATTERNS WITHIN PARKING AREAS SHALL BE DEFINED BY CURBS AND LANDSCAPED ISLANDS.
2. GATEWAY AND PROMINENT INTERSECTION
 - a. BUILDINGS LOCATED AT THE CORNER OF GATEWAYS OR PROMINENT INTERSECTIONS SHOULD BE DESIGNED TO EMPHASIZE THE GATEWAY OR INTERSECTION LOCATION. THIS MAY INCLUDE MAJOR ARCHITECTURAL EXPRESSION IN THE FAÇADE ROOF FORM AND/OR MASSING, SUCH AS, BUT NOT LIMITED TO:
 - i. LARGER BULK;
 - j. TOWER FORMS;
 - iii. PEAKED ROOFS; AND
 - iv. OVER-SIZED WINDOWS.
3. BUILDING ELEMENTS
 - a. BUILDING ORIENTATION AND RELATIONSHIP TO STREETS AND WALKS
 - i. ENTRANCES TO BUILDINGS SHALL FACE A PUBLIC STREET AND A PEDESTRIAN CONNECTION SHALL BE PROVIDED FROM THE BUILDING TO THE PUBLIC SIDEWALK.
 - ii. BUILDINGS SHOULD BE SETBACK FROM THE STREET(S) TO CREATE OPEN VIEW CORRIDORS FOR VEHICLES AS THEY APPROACH THE INTERSECTION.
4. FUEL SALES
 - a. GENERAL STANDARDS. ALL BUSINESSES WHERE FUEL SALES OCCUR SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - i. NO MORE THAN ONE (1) SHALL BE LOCATED WITHIN THE BOUNDARIES OF THIS PUD.
 - ii. STREET ACCESS SHALL CONFORM TO THE STANDARDS ESTABLISHED WITH THIS PUD.
 - iii. VEHICLE ACCESS AND CIRCULATION SHALL BE DESIGN SO THAT THE IMPACTS TO ADJACENT PROPERTIES FROM THE MOVEMENT OF VEHICLES OR THE LIGHTS FROM VEHICLES ARE MINIMIZED.
 - iv. NO OVERNIGHT ACCOMMODATION IS ALLOWED, WHICH MAY INCLUDE, BUT NOT LIMITED TO, LONG-TERM PARKING FOR TRUCKS AND/OR TRAILERS, LAUNDRY AND/OR SHOWER FACILITIES, LOUNGE AREAS AND SLEEPING QUARTERS INTERNAL TO THE PRIMARY FUEL USE STRUCTURE.
 - b. PUMP ISLANDS
 - i. A MAXIMUM OF FIFTEEN (15) PUMP ISLANDS SHALL BE PERMITTED WITHIN THIS PUD.
 - c. BUILDING AND EQUIPMENT SETBACKS AND BUFFERS
 - i. THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES, EXCEPT FOR FUEL PUMPS, PUMP ISLANDS, DETACHED CANOPIES, AND SIMILAR EQUIPMENT, SHALL BE SET BACK A MINIMUM OF 100 FEET FROM ANY STREET RIGHT-OF-WAY AND A MINIMUM OF 20 FEET FROM ALL PROPERTY LINES ABUTTING A RESIDENTIAL ZONING DISTRICT.
 - ii. FUEL PUMPS, PUMP ISLANDS, DETACHED CANOPIES, AND SIMILAR EQUIPMENT SHALL BE SET BACK A MINIMUM OF 40 FEET FROM ALL STREET RIGHTS-OF-WAY AND FROM ALL PROPERTY LINES ABUTTING A RESIDENTIAL ZONING DISTRICT.
 - iii. COMPRESSED AIR AND VACUUM CONNECTIONS SHALL BE SETBACK FROM PUBLIC RIGHTS-OF-WAY A MINIMUM DISTANCE EQUAL TO THE MINIMUM LANDSCAPE BUFFER. THEY SHALL BE SET BACK FROM ANY RESIDENTIAL ZONED PROPERTY A MINIMUM OF 40 FEET.
 - d. SUPPLEMENTAL DEVELOPMENT AND DESIGN STANDARDS. IN ADDITION TO ANY OTHER DEVELOPMENT OR DESIGN STANDARD SET FORTH WITHIN THIS PUD, THE FOLLOWING STANDARDS SHALL APPLY:
 - i. FUEL PUMP CANOPY OR ACCESSORY STRUCTURES SHALL UTILIZE THE SAME ARCHITECTURAL TREATMENT AS THE PRIMARY OR PRINCIPAL BUILDING. THE MATERIAL USED ON THE UNDERSIDE OF THE CANOPY SHALL NOT BE HIGHLY REFLECTIVE.
 - ii. A MAXIMUM OF 25 PERCENT OF EACH CANOPY FASCIA AREA VISIBLE FROM ANY PUBLIC STREET MAY BE INTERNALLY ILLUMINATED, AND NO PORTION OF ANY FASCIA MAY BE EXTERNALLY ILLUMINATED, EACH SIDE OF A FUEL PUMP CANOPY SHALL BE CONSIDERED A SEPARATE FASCIA AREA.
 - iii. WHERE THE USE ABUTS OR IS ACROSS THE STREET FROM A RESIDENTIAL ZONING DISTRICT, SIGHT LIGHTING OR OTHER LIGHTS ILLUMINATING THE FUEL PUMPS OR OTHER AREAS OF THE SITE SHALL BE EXTINGUISHED AT THE CLOSE OF BUSINESS.
 - e. ACCESSORY CAR WASH BAYS. A FULLY-ENCLOSED, SINGLE-BAY CAR WASH IS ALLOWED AS AN ACCESSORY USE, SUBJECT TO THE FOLLOWING DEVELOPMENT AND DESIGN STANDARDS:
 - i. TO THE MAXIMUM EXTENT POSSIBLE, THE ENTRANCE TO THE CAR WASH BAY SHALL BE SITED SO AS NOT TO BE VISIBLE FROM THE LOT'S PRIMARY STREET FRONTAGE;
 - ii. THE CAR WASH BAY SHALL BE LIMITED IN SIZE TO A SINGLE VEHICLE;
 - iii. THE CAR WASH BAY SHALL BE LOCATED OUTSIDE OF THE 20-FOOT LANDSCAPE BUFFER;
 - iv. IN ADDITION TO ANY OTHER OFF-STREET PARKING REQUIREMENTS OR VEHICLES STACKING REQUIREMENTS, THE CAR WASH SHALL HAVE ITS OWN STACKING REQUIREMENTS, FOUND IN SECTION 21-7236 (STACKING REQUIREMENTS) OF THE LDC;
 - v. WHERE THE USE ABUTS A RESIDENTIAL ZONING DISTRICT, THE HOURS OF OPERATION FOR THE CAR WASH SHALL BE LIMITED TO BETWEEN 7 A.M. AND 9 P.M.

CITY OF COMMERCE CITY LAND DEVELOPMENT CODE STANDARDS:

DEVELOPMENT GUIDELINES AND STANDARDS NOT ESTABLISHED WITHIN THE QUIKTRIP PUD SHALL FOLLOW THE BELOW LDC STANDARDS, AS AMENDED, APPLY AS NOTED.

1. ARCHITECTURAL STANDARDS
 - a. THE QUIKTRIP PUD INCORPORATES ARCHITECTURAL DESIGN, ARTICLE VII, DIVISION 6.F, SECTION 21-7855 OF THE CITY OF COMMERCE CITY LDC.
2. LANDSCAPE STANDARDS
 - a. THE QUIKTRIP PUD INCORPORATES LANDSCAPE STANDARDS, ARTICLE VII, DIVISION 5 OF THE CITY OF COMMERCE CITY LDC.
3. MISCELLANEOUS STANDARDS
 - a. THE QUIKTRIP PUD INCORPORATES LIGHTING, UTILITIES, FENCE AND WALL STANDARDS, ARTICLE VII, DIVISION 7 OF THE CITY OF COMMERCE CITY LDC.
4. SIGNAGE STANDARDS
 - a. THE QUIKTRIP PUD INCORPORATES SIGNAGE STANDARDS, ARTICLE VIII OF THE CITY OF COMMERCE CITY LDC.

PROJECT NO.: QKT004207

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 9/4/2020

SHEET TITLE:
DEVELOPMENT & DESIGN
STANDARDS

SHEET NUMBER:

5 OF 5



INTEROFFICE MEMORANDUM

TO: Steve Timms & Travis Reynolds, Planners
FROM: Lindy Howard, P.E., Consulting Development Review Engineer
DATE: April 30, 2021
SUBJECT: Z-962-20-21 (rezoning to PUD), Z-962-D-503-21 (PUD Dev Permit), AN-258-20 (Annexation), ECAGID-015-20 (Inclusion in the E-470 Inclusion Area GID), S-798-21 (Plat) - SWC East 81st Ave and Tower Road (aka Quik Trip) – Annexation Map, Plat, PUD, Preliminary Drainage Report, TIS, GID Inclusion Petition – 2nd PW review

Public Works has reviewed the above submittal and has the following comments.

Annexation Map (AN-258-20 Annexation Map To the City of Commerce City, Colorado), dated 2/3/20, revised 12/08/20:

1. Please see the attached redlines for the annexation map.
2. Please revise the annexation map to match the legal description on the PUD.

PUD (Planned Unit Development Permit QuikTrip Store #4207), dated 2/24/21:

1. General: Per previous comments, access locations shown are not approved. Please see comments on the traffic impact study below and revise access appropriately.
2. Sheet C100, Site Plan:
 - a. Please redesign the right-out only access to E 81st Avenue. Its current design would allow passenger vehicles to easily turn left.
 - b. Please show proposed sidewalk along E 81st Avenue for the entire width of the property frontage. Add curb ramps at the access points. All improvements (sidewalk, curb & gutter, curb ramps) within the right-of-way must be constructed using Commerce City standard details.
 - c. Please label the existing sidewalk along Tower Road.
 - d. Add dimension lines on both Tower Road and 81st Ave for the existing right-of-way.
 - e. Please see Table 3-5 in the City of Commerce City Construction Standards and Specifications regarding the curb return radii at access points. Revise curb return radii to meet the City's minimum design criteria. Tower Road is classified as a Principal Arterial.
 - f. Are all parking depths on the east side of the building 18 feet? Please label.
 - g. Please provide an accessible route from the proposed sidewalk on E 81st Ave.
 - h. Striping on both Tower Road and 81st Ave is shown. Roadway striping and signing will be reviewed in detail with the future Construction Document submittal.
3. Sheet C201, Site Details: Please add all Commerce City details that will be used to this sheet. For example, curb ramps, curb & gutter, etc.

4. Sheets C110 & C111, Grading Plans: Please show slope arrows with grades near each access point and near all accessible parking stalls.
5. Sheet L100, Landscape Plan: Please show sight distance lines at all access points and confirm that landscaping proposed does not impede sight.

Truck Circulation Exhibit (*Truck Circulation, Sheet Number C170*), dated 2/8/21:

1. Please include ingress and egress movements at all proposed access. For example, please show the exiting movement on the westernmost access from E 81st Avenue.
2. The curb & gutter at the access points shown on the truck exhibit do not match those shown on the PUD. Please revise.

Plat (*Denver International Airpark Filing No. 2*), dated 2/25/21:

1. Please dedicate a radius at the southwest corner of E 81st Ave and Tower Road.

PUD (*QuikTrip PUD Zone Document*), dated 9/4/20:

1. General:
 - a. The legal descriptions for the PUD, annexation, and GID must be the same, please correct.
 - b. Please see the Public Works redlines for this document.
2. Sheet 2, Project Narrative: Please revise the "Site Layout and Circulation" verbiage based on TIS comments below.
3. Sheet 3, Land Use Schematic:
 - a. Please add a dimension for the E 81st Ave ROW that points to the ROW line adjacent to the site.
 - b. Please add a dimension for the ROW on Tower Road that points to the ROW line adjacent to the site.

Preliminary Drainage Report (*Galloway Preliminary Drainage Report QuikTrip #4207 E. 81st Ave. & Tower Rd.*), dated 12/28/20:

1. General:
 - a. Per discussions with Commerce City Public Works, due to the small size of the channel across the property Public Works agreed to allow the channel to be piped and placed in a dedicated drainage easement. Please provide a discussion of this approach and update the report as needed.
 - b. Per discussions with the MHFD, the outfall from the detention pond to the West Fork of Second Creek will still need to be designed to meet maintenance eligibility.
 - c. Ensure all comments from MHFD are adequately addressed. The drainage report will not be approved until MHFD comments are satisfied.
2. Appendices:
 - a. Repeat Comment: Please include preliminary sizing and location for detention pond emergency spillway.
 - b. Repeat Comment: Please indicate the location of the detention pond outfall on drainage map.
 - c. Repeat Comment: Please use Mile High Flood District Volume 1, Chapter 6, Recommended Percentage Imperviousness values for rational calculations. I.e. Landscaped areas should be 2% impervious.
 - d. Hydraulic Computations: For the UD-Inlet results, please show all details in the inlet design sheets.
3. Please note that additional design details for the drainage facilities discussed in the Preliminary Drainage Study will be required in the Final Drainage Study. Please Refer to

City of Commerce City Storm Drainage Design and Technical Criteria Manual, Chapter 3 for guidance.

Traffic Impact Study (Traffic Impact Study QuikTrip 4207), by Kimley Horn dated March 2021:

1. Per comments on the previously submitted Zoning Concept plan, Public works cannot support the proposed accesses. Tower Road is a principle arterial that has predetermined access points with the widening to Tower road that occurred in 2017. Due to known congestion issues in this corridor and poor levels of service at all intersections during the peak hours, the City will not support any request for a variance to the access requirements along Tower Road identified in the standards. Per previous comments, *Per Commerce City Access Standards, one access point per common property ownership will be permitted unless a site plan or traffic study proves that additional access points are required to adequately handle driveway volumes and will not be detrimental to traffic flow. One access is permitted on Tower Road. This access will be the south access and will be permitted as a ¾ movement access in alignment with the existing Tower Road median opening. Per City access standards, Tower Road access must be spaced 660' from the intersection of Tower Rd./81st Ave. The requested north access to Tower Road will not be permitted as it would not meet this distance standard. For safety reasons, the left-turn egress from the site onto NB Tower Road will not be permitted. This access point must be designed to ensure that the left-turn egress movement cannot occur – this could include modifications to the existing Tower Road median opening.* Revise the site plan to eliminate accesses previously noted as not allowed.
2. Please include a revised TIS with the next submittal.
3. Proposed access to E 81st Avenue will be allowed. Please revise the design of the right-out only access so that no vehicles may turn left from this access point.

GID (GID Inclusion Petition):

1. Public Works has no comments regarding the GID Inclusion for property into the Commerce City E-470 Commercial Area General Improvement District.

For Information:

1. Please provide a comment response letter with your next submittal.
2. A Road Impact Fee will be due at the issuance of the Building Permit. The amount due will be based on the building use and size of the structure.
3. A Drainage Impact fee will be due at the issuance of the Building Permit is issued. The amount due will be \$1,700/acre for the Second Creek Drainage Way.
4. A ROW Permit will be required to be obtained from Public Works for any work within the Public ROW.
5. Public Works Permit information can be found here: <http://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

Civil Plans and Grading Permit:

1. Civil Construction plans including Erosion and Sediment Control (ESC) Plans will need to be submitted directly to Public Works for review. The Civil Construction Documents will need to be approved by Public Works prior to the issuance of any Grading Permit.
2. As part of the review of the ESC Plans, and in preparation for a Grading Permit, the City requires that a Grading Plan Review Application be completed, and a review fee be paid. A grading permit application and information sheet can be found here: <https://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

Developer's Agreement:

1. A Developer's Agreement is required with the approval of a proposed development on this site. This will include storm drainage improvements as well as any curb, gutter, and sidewalk within the right-of-way.

If you have any questions, please call me at 720-286-5327.

ec: Brent Soderlin, P.E., City Engineer
Lee Alverson, Development Review Engineer
Rose Clawson, Senior Engineering Technician
Michael Renk, P.E., Traffic Engineer
Chris Hodyl, P.E., Development Review Manager

Enclosure: Annexation Map redlines
PUD Zone Document redlines



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	Z-962-20-21
Location:	SW Corner of E 81 st Ave & Tower Road
Review Type:	Development Review
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Steve Timms stimms@c3gov.com
Date:	4/14/2021
Reviewer:	Sarah Krzanowsky, Fire Protection Specialist

Comments specific to the Development Review will be in red. These comments require response from the applicant. In addition to submitting a response to Commerce City, South Adams County Fire Department requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at:

https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department (SACFD) requires an impact fee of **\$0.06 per square foot for industrial/warehouse, and \$0.46 per square foot for commercial/retail** of any proposed building. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>
2. The following comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews. The comments/requirements below are not all inclusive but are provided to aid in your site design process.
3. SACFD has no comments at this time, but may have comments as this project progresses.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Sarah Krzanowsky

Sarah Krzanowsky

Fire Protection Specialist

Colorado Fire Inspector III - Cert. # 206309904

International Code Council – Fire Plans Examiner Cert # 9163298



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 8, 2021

City of Commerce City Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Attn: Steve Timms

Re: Quik Trip Annexation Zoning to PUD, Case # Z-962-20-21

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Quik Trip Annexation Zoning to PUD** and has no objection, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Commerce City must send us notification after approval of an annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



12/2/2021

Aaron McLean
Galloway & Company, Inc.
6162 S Willow Drive, Suite 320
Greenwood Village, CO 80111

Re: Comments for Case Z-962-20-21

To Aaron:

The submitted PUD Zone Document has been reviewed and the following comments were generated for your review:

General Comments:

- Staff will review the design guideline page in more detail and provide comments separately. Submittal of the PUD Permit may produce additional comments for the Zone Document.
- Staff will review the PUD Permit against the bulk standards in the PUD Zone Document. Please let us know when the PUD Permit will be submitted so that we can continue the review process.

Planning Division – Comments provided by Dalton Guerra

- **Sheet 1**
 1. On the electronic copy there appears to be a formatting issue with the file that is creating lines/dots to run across the document in the legal description and the Certificate of the Clerk and Recorder along the right edge. This may only be seen on our end but we wanted to make a note of it for future submittals.
- **Sheet 3**
 1. Under Acres in the Land Use Table the values are just dots. It may be a similar issue to the comment on Sheet 1.
- **Sheet 5**
 1. Same issue as comment on Sheet 1.

Please see additional enclosed redlines as well as comment letters from the following referral agencies:

- South Adams County Fire Department
- GIS Department
- Public Works

Next Steps:

Please submit the PUD Permit with all required items as outlined in the Facts to Know Document. Staff will work diligently to provide comments on the design guidelines in a timely manner. Please feel free to contact me via email at dguerra@c3gov.com or by phone at 303-227-8853 to further discuss any of these comments.

Sincerely,

Dalton Guerra
City Planner



4/12/2022

Aaron McLean
Galloway & Company, Inc.
6162 S Willow Dr, Suite 320
Greenwood Village, CO 80111

Re: Comments for Case Z-962-20-21, D-503-21, S-798-21

To Aaron:

The submitted PUD Zone Document, PUD Permit, and Subdivision Plat has been reviewed and discussed by the Development Review Team (DRT) and staff has visited the property to assess the site. As a result, the following items were identified for your team to address:

DRT General Comments:

- Staff has referenced certain sections of our Land Development Code (LDC) in this comment letter and our enclosed redlines. A copy of this document is available at <http://www.c3gov.com/LDC>.
- The city encourages sustainable development and green building practices to help balance growth with protection of our region's valuable natural resources. Staff encourages your team to utilize sustainable development practices in regards to site design, energy efficiency, water conservation, waste minimization, pollution prevention, and the use of resource efficient materials in the development of this site.
- It is important to note that while staff has made every effort to make this comment letter all-inclusive, there may be additional comments on future submittals that have not been identified here based on the changes to your plans.

Planning Division – Comments provided by Dalton Guerra

General Comments:

- There is an outstanding fee of \$2,993.58 to be paid for the ECAGID Inclusion. Please submit a check with your re-submittal made out to "City of Commerce City" attn.: Finance.
- After the planning entitlements are finalized, the ECAGID Inclusion will need to be heard in front of the GID board. For more information on this process please contact Jamie Rice (303)-227-8782 jrice@c3gov.com.

PUD Zone Document:

• **General Comments**

1. General comments were provided on the Zone Document in December. Please address those comments in addition to those listed below.
2. Please follow formatting and layout of example found in the PUD FTK.
3. Each item in the FTK checklist should be provided/addressed.

- **Sheet 1**
 1. Some text is not appearing in the PDF. Please try a different font or flattening the PDF before re-submitting.
- **Sheet 2**
 1. Some of the language on this sheet can be moved to the design standards (Sheet 5) such as the section on building massing and anything that speaks to the architectural design of buildings.
 2. The note under “Types of Commercial Uses Allowed” that reads “...shall be prohibited unless the city determines that the use...” shall be revised to read “...the Community Development Director determines...”
 3. Consider including language about providing unique landscaping/lighting at entry points into sites to accomplish unique features and addressing the goal of creating an entryway into the City.
 4. Fencing when required/appropriate is a good opportunity to create a unique feature for the site.
- **Sheet 3**
 1. Land Use Table has font issues and it not displaying the text properly.
 2. Parcel A & B should have distinguished commercial titles. For example Parcel A: “Commercial” & Parcel B: “Neighborhood Commercial”. This is necessary because both commercial areas do not allow the same land uses and therefore should be labeled separately.
 3. Parcel B looks to bisect Parcel C into two parcels. Is this intentional? It gives the appearance that there is an unlabeled parcel on the northwest section of the site. The line should either stop at the south border of Parcel C or there should be a clear label that the northern section belongs to Parcel C.
- **Sheet 4**
 1. The headers under the “Specific Use Type Column” are not necessary. The Land Use Table can be a continuous list of uses without headers like “agricultural uses”.
 2. Please revise language in note 14 to read as checklist item #1b in the FTK.
 3. Note 7 and 13 are saying the same thing as the note underneath “Types of Commercial Use Allowed” on Sheet 2. Please eliminate one or both and combine into one note that simply states uses not listed are not permitted or may be allowed at the discretion of the CD director...
 4. Staff would be more comfortable with a maximum of 3 diesel fuel islands. Please consider reducing this number.
- **Sheet 5**
 1. The language on this sheet should reflect the unique design standards that are being utilized to distinguish this PUD from other properties in the City.
 2. Please revise the language to represent your efforts to create a unique development via architecture, landscaping, lighting, signs, etc. The language should not reflect nor resemble what is required by the LDC.
 3. Please see the attached examples of language found from various jurisdictions regarding design standards for commercial uses and gas stations. These are just examples of the language used and should not be copied verbatim.
 4. “Site Furnishings” should be note number 6, “Retaining Wall Standards” should be number 7, and so on.

PUD Permit:

General Comments

1. An address plat is needed to be reviewed and approved by our GIS team. The address for the QuikTrip was approved but an address plat is still needed for the entire site.
2. Staff recommends focusing this PUD Permit on Parcel A alone. If a portion of Parcel B is going to be included in this review then the entire parcel must be considered not just the eastern portion.
3. If Parcel B must be developed with Parcel A, the property owner of Parcel B must be included in this application (if not already). Cross access agreements/easements must be in place for access between two properties.
4. Conceptual plans must be submitted for Parcel B in its entirety so that staff can understand the context of the entire site.

Sheet 1

1. The number of vehicle pumps is acceptable but staff would like you to consider reducing the number of diesel pumps to 3 as noted in the PUD Zone Document comments.
2. Sidewalk connections to the building need to be delineated by hatching when intersecting drive aisles.
3. The setback of the building in relation to 81st has been reduced per the last comment sheet. However, it appears that the reduction was only by about 10' even with the parking stalls being eliminated on the north side of the site. Is there any way to reduce it more?
4. The north/south access drive parallel to Tower Rd within Parcel B is not desired by staff. Please consider eliminating this as it creates an odd configuration for future development within this parcel.
5. The proposed access road that runs along the south property line and north into the fueling area should be sufficient for circulation if the aforementioned access road along Tower Rd is eliminated.
6. There are site improvements that overlap the property line between parcels. The City discourages developing across property lines. Consider keeping the improvements on one side or the other especially if you are going to develop Parcel A alone at this time.
7. Is the large area on the southern property to be used as a drainage pond? What is the intent of this large area with seed mix?
8. Retaining walls are still being labeled as 7' in height, maximum is established as 6'.

Sheet C103

1. Retaining walls are not to exceed 6' in height.
2. Walls and fences are an opportunity to create a unique feature with a design that incorporates quality materials/colors.
3. Please provide details of outdoor tables/chairs.

Sheet C104

1. These are construction docs and are not necessary as part of the planning submittal.

Sheet C110

1. What is the small area just west of Tract B that is represented by a dark color? It appears to cross the property line.

Sheet C160

1. Property lines are not to exceed 1 foot candle. Please adjust to reduce illumination levels along the perimeter of the property.

2. Light poles are not to exceed 30' in height or 20' in height when adjacent to single-family.
 3. Lighting is another opportunity to provide unique features to the PUD.
- **Sheet L100**
 1. Staff understands the utility conflict on the northeast corner of the site. Is there an opportunity to plant trees on the north side of the sidewalk along 81st ave and the west side of the sidewalk along Tower?
 2. Tree lawns are required along Tower Rd. The sidewalk must be detached from the street to accommodate for the tree lawns.
 3. Please refer to the Tower Rd Streetscape document for species to be used along Tower Rd.
 4. Landscape islands are required at both ends of parking stalls on the north/south end of the building. The island within the parking stalls along the east property line is missing required landscaping.
 5. Are the trees located in Tract A existing? To remain?
 - **Sheet L500**
 1. "City of Evans Required Landscape Plan Notes" needs to be revised to Commerce City.
 - **Sheet A102**
 1. Please provide red awnings on the north, south, and west elevations similar to the ones proposed on the east elevation.
 - **Sheet A103**
 1. Please show the conceptual area of signage on the canopies.
 - **Sheet A104**
 1. Please show the conceptual area of signage on the canopies.

Subdivision Plat:

- **General Comments**
 1. Please follow all formatting and language as found in the Subdivision FTK document.
- **Sheet 1**
 1. Language from item no. 9 of the Subdivision FTK must be included if a drainage pond is being proposed.
- **Sheet 2**
 1. Please use a heavier line weight to easier distinguish the proposed property lines. It becomes a little difficult to follow with the proposed easement lines.

Please see additional enclosed redlines as well as comment letters from the following referral agencies:

- Xcel Energy
- Tri-County Health Department
- Mile High Flood District
- Public Works Department
- City and County of Denver
- South Adams County Fire Department
- GIS Department

Next Steps:

Please include the following information in your next submittal:

- 1 folded paper copies of the revised Zone Document, Development Plan and Subdivision Plat;
- 1 paper copies of a response letter addressing each item above;
- 1 USB Flash Drive with updated PDF files or submittal of documents via e-mail

The subsequent submittal process undergoes a 4-week review cycle. Please feel free to contact me via email at dguerra@c3gov.com or by phone at 303-227-8853 to further discuss any of these comments.

Sincerely,

Dalton Guerra
City Planner
Commerce City, Colorado



INTEROFFICE MEMORANDUM

TO: Steve Timms & Travis Reynolds, Planners
FROM: Lee Alverson, Development Reviewer
DATE: December 1, 2021
SUBJECT: Z-962-D-503-21 (PUD Dev Permit), - SWC East 81st Ave and Tower Road (aka Quik Trip) – PUD Zone Document, –4th PW review

Public Works has reviewed the above submittal and has the following comments.

PUD (QuikTrip PUD Zone Document), dated 9/4/20:

1. General:
 - a. Please see the Public Works redlines for this document.
2. REPEAT COMMENT: Sheet 2, Project Narrative: Please revise the “Site Layout and Circulation” verbiage based on TIS comments below.

Traffic Impact Study (Traffic Impact Study QuikTrip 4207), by Kimley Horn dated March 2021:

1. Per comments on the previously submitted Zoning Concept plan, Public works cannot support the proposed accesses. Tower Road is a principle arterial that has predetermined access points with the widening to Tower road that occurred in 2017. Due to known congestion issues in this corridor and poor levels of service at all intersections during the peak hours, the City will not support any request for a variance to the access requirements along Tower Road identified in the standards. Per previous comments, *Per Commerce City Access Standards, one access point per common property ownership will be permitted unless a site plan or traffic study proves that additional access points are required to adequately handle driveway volumes and will not be detrimental to traffic flow. One access is permitted on Tower Road. This access will be the south access and will be permitted as a ¾ movement access in alignment with the existing Tower Road median opening. Per City access standards, Tower Road access must be spaced 660’ from the intersection of Tower Rd./81st Ave. The requested north access to Tower Road will not be permitted as it would not meet this distance standard. For safety reasons, the left-turn egress from the site onto NB Tower Road will not be permitted. This access point must be designed to ensure that the left-turn egress movement cannot occur – this could include modifications to the existing Tower Road median opening.*

If you have any questions, please call me at 303-289-8176

ec: Joe, Wilson, Public Works Director
Brent Soderlin, P.E., City Engineer
Chris Hodyl, P.E., Development Review Manager

211201_Z-962-20_QT4207_PUD-ZoneDocument-PW 4th Comments.pdf Markup Summary

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Subject: Cloud+
Page Label: [2] 2 PROJECT NARRATIVE
Author: PW_ALVERSON
Date: 12/1/2021 11:46:16 AM
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The access points described in this paragraph are not supported. This paragraph needs to be revised to be consistent with the accesses allowed per the comment letter Public Works provided on April 30, 2021 and ultimately per the access guidelines in the City Standards.



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	Z-962-20-21
Location:	SWC of 81 st and Tower Road
Review Type:	Development Review
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Dalton Guerra dguerra@c3gov.com
Date:	11/23/2021
Reviewer:	Sarah Krzanowsky, Fire Prevention Officer

General

1. Reminder: This parcel of land currently resides in Fire District 11 Sable Altura and will need to be excluded from Fire District 11 Sable Altura and included into the South Adams County Fire Protection District in accordance with the Intergovernmental Agreement between the City of Commerce City and South Adams County Fire Protection District. Please contact South Adams County Fire Protection District's Attorney, Ron Fano, with Spence Fane LLP at 1700 Lincoln Street, Suite 2000, Denver, CO 80203, rfano@spencerfane.com, (303)839-3820 for information on the inclusion process.
2. The following comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews. The comments/requirements below are not all inclusive but are provided to aid in your site design process.
3. SACFD has no comments at this time, but may have comments as this project progresses.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Sarah Krzanowsky

Sarah Krzanowsky

Fire Prevention Specialist

Colorado Fire Inspector III - Cert. # 206309904

International Code Council – Fire Plans Examiner Cert # 9163298



9/13/2022

Aaron McLean
Galloway & Company, Inc.
6162 S Willow Dr, Suite 320
Greenwood Village, CO 80111

Re: Comments for Case AN-258-22, Z-962-20-22, Z-962-D-503-22, S-798-22

Aaron:

The submitted Annexation, PUD Zone Document, PUD Permit, and Subdivision Plat have been reviewed and discussed. As a result, the following items were identified for your team to address:

DRT General Comments:

- ❑ Staff has referenced certain sections of our Land Development Code (LDC) in this comment letter and our enclosed redlines. A copy of this document is available at <http://www.c3gov.com/LDC>.
- ❑ The city encourages sustainable development and green building practices to help balance growth with protection of our region's valuable natural resources. Staff encourages your team to utilize sustainable development practices in regards to site design, energy efficiency, water conservation, waste minimization, pollution prevention, and the use of resource efficient materials in the development of this site.
- ❑ It is important to note that while staff has made every effort to make this comment letter all-inclusive, there may be additional comments on future submittals that have not been identified here based on the changes to your plans.

Planning Division – Comments provided by Dalton Guerra

Annexation:

• **Petition**

1. The petition that was originally submitted has expired (petitions are good for 6 months). Please fill out the form again but do not sign/date it until we are closer to a scheduled hearing date so that it will not expire again.

• **Annexation Agreement**

1. Staff is still drafting the agreement and will send it over once all necessary departments have reviewed it.
2. Public Works is requesting a flood plain study to map out the flood plain for the second creek tributary which runs through Tract A. Details can be found in the attached document. For questions regarding this request please reach out to Public Works directly (Lee Alverson or Chris Hodyl) lalverson@c3gov.com chodyl@c3gov.com

PUD Zone Document:

- **Sheet 3**
 1. Please remove the aerial imagery and proposed improvements. This sheet should be a blackline plan that shows the planning areas and potential access points.
 2. An aerial with proposed improvements can be provided as an exhibit but should not be part of the recorded zone document.
- **Sheet 4**
 1. Please consider amending note number 7 to reduce the number of diesel pumps. Staff does not want the site to function primarily as a diesel pump station.
- **Sheet 5**
 1. There needs to be more specific standards to accompany the language on this sheet. Provide more specific standards/examples of how the design guidelines will be reflected in the architecture, building massing, landscaping, fencing, lighting, etc.
 2. Please see the attached example of a design standards document that provides good formatting for the design standards. You will notice that they provide a header, design guideline language, and then some specific standards on how they will accomplish the guidelines.
 3. For the architectural standards you can speak specifically on the materials, colors, and textures that will be used for buildings in this PUD.
 4. Since QuikTrip is the first building being developed in the PUD, they are setting the standard that must be followed by new buildings in the future. The materials used on this building will be required on future buildings to create a cohesive and compatible look for the PUD as a whole.
 5. For landscaping you can emphasize the landscaping that will be along Tract A as future regional trail. Also, the drainage ponds could be focus points with enhanced landscaping.
 6. You could also choose a specific species of tree and shrubs to be the “unifying element” throughout the development.
 7. The design standards can be broken out into multiple sheets if needed. This can improve the organization and allow for more standards/graphics.
 8. After discussion, staff also recommends making the design standards a separate document from the zone document. This allows staff to approve the design standards administratively and if you were to make changes to it in the future we would not have to process a new zoning application to amend the entire PUD.
 9. The design standards will be a 2-3 page document that is processed as part of the zoning application but it would be approved at a staff level. The zone document will reference the design standards when necessary.

PUD Permit:

- **Sheet C101**
 1. Staff would like you to strongly consider reducing the number of diesel islands by at least one. City Council has expressed concern with gas stations providing too many diesel pumps and creating a “truck stop” feel to the site.
 2. The access road parallel to Tower road on the southern property does not appear to be necessary. The access roads that run the length of the southern lot and the west side of the property look to be sufficient for circulation. Further, the provided truck circulation plan does not utilize the aforementioned access road.

3. This access road would make designing the site for future development difficult. Staff would want the future building to be as close to Tower Rd as possible and not have an access road running across the front of the building.
- **Sheet C160**
 1. Property lines are not to exceed 1 foot candle. The north access point appears to exceed 1 foot candle along the property line.
 - **Sheet L100**
 1. The landscape island in the middle of the parking row along the eastern property line needs to be widened to allow for one tree on both sides.
 2. We understand the utility conflict on the northeast corner limits the street trees. However, it looks like there is room to place at least 2 more trees in the landscape area south of the utility line.
 3. Have you considered placing the monument sign at the northeast corner of the property at a 45 degree angle and “framing” it with landscaping to make it look more prominent? Staff thought this might be a good way to showcase the sign and provide enhanced landscaping at the corner.
 4. More trees and shrubs are needed in the drainage pond to the west. As mentioned in the Zone Document comments, the drainage pond is an opportunity to provide enhanced landscaping in line with the design standards. This will also compensate for the lack of street trees on site due to the utility conflict.
 - **Sheet A100**
 1. Per Section 21-8500, fuel price monument signs may not exceed 32 sq ft in area. Please adjust the size of the sign accordingly.
 2. Per Section 21-8500, canopy signs may not have a vertical dimension that is greater than 75% of vertical dimension of the canopy fascia. Canopy signs may not exceed 12 sq ft in area. Please adjust the canopy signs accordingly.
 - **Sheet A102**
 1. Please change the labels from front, rear, right, and left to north, east, south, and west.
 - **Sheet A103**
 1. Please change the labels from front, rear, right, and left to north, east, south, and west.
 - **Sheet A104**
 1. Please change the labels from front, rear, right, and left to north, east, south, and west.
 2. Per Section 21-8500, one canopy sign is allowed per street frontage that has a view of the canopy. Please reduce the number of canopy signs to 2 as the canopy is only visible from 81st and Tower.

Subdivision Plat:

- **General Comments**
- **Sheet 1**
 1. Please include this updated dedication language: “THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF AVILLA SETTLERS CROSSING. THE UTILITY AND FIRE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, FIRE AGENCIES, AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY AND PUBLIC SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS

FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF PRIVATE DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE CITY OF COMMERCE CITY A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE COMMERCE CITY MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY THE COMMERCE CITY MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH PRIVATE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF COMMERCE CITY, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. PUBLIC DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC STORM SEWERS AND DRAINAGE FACILITIES.”

- **Sheet 2**

1. Add a tract table that breaks down the lots/tracts, area, ownership etc. and clearly identifies Tract A as being dedicated and owned by the City of Commerce City.

Please see additional enclosed redlines as well as comment letters from the following referral agencies:

- Public Works Department
- Mile High Flood District

Next Steps:

Please include the following information in your next submittal:

- 1 folded paper copies of the revised Annexation Petition, PUD Zone Document, PUD Permit, Subdivision Plat;
- 1 paper copies of a response letter addressing each item above;
- 1 USB Flash Drive with updated PDF files or submittal of documents via e-mail

The subsequent submittal process undergoes a 5-week review cycle. Please feel free to contact me via email at dguerra@c3gov.com or by phone at 303-227-8853 to further discuss any of these comments.

Sincerely,

Dalton Guerra, City Planner



INTEROFFICE MEMORANDUM

TO: Dalton Guerra, Planner
FROM: Lindy Howard, P.E., Consulting Development Review Engineer
DATE: December 14, 2022
SUBJECT: D-503-22 (PUD Dev Permit), & S-798-21 (Plat) - SWC East 81st Ave and Tower Road (aka Quik Trip) – Plat, PUD, Final Drainage Report, & Truck Circulation Plan – 5th PW review

Public Works has reviewed the above submittal and has the following comments.

Preliminary/Final Drainage Report (Galloway Preliminary Drainage Report QuikTrip #4207 E. 81st Ave. & Tower Rd.), dated 01/17/22:

1. Please refer to the Commerce City Storm Drainage Design and Technical Criteria Manual dated March 2022, Section 3.1.3 for Final Drainage Study requirements. This report is not acceptable as a final drainage report.
2. Comments provided by MHFD have not been adequately addressed. Existing floodplain analysis not provided and proposed floodplain analysis missing detail. No documentation provided to show no adverse impact.
3. Please refer to attached drainage report checklist.

PUD (Planned Unit Development Permit QuikTrip Store #4207), dated 3/4/21, revised 11/16/22:

General: Previous comments have been adequately addressed. If changes are made to other submitted documents that affect the PUD Permit plans, please revise and resubmit these plans.

Truck Circulation Exhibit (Truck Circulation, Sheet Number C170), dated 3/4/21, revised 11/11/22: Previous comments have been satisfactorily addressed.

Plat (Denver International Airpark Filing No. 2), dated 2/25/21, revised 11/10/22:

1. Please check and confirm that the length on L3 is correct after the revisions to tracts A and B.

For Information:

1. Please provide a comment response letter with your next submittal.
2. A Road Impact Fee will be due at the issuance of the Building Permit. The amount due will be based on the building use and size of the structure.
3. A Drainage Impact fee will be due at the issuance of the Building Permit is issued. The amount due will be \$1,700/acre for the Second Creek Drainage Way.
4. A ROW Permit will be required to be obtained from Public Works for any work within the Public ROW.
5. Public Works Permit information can be found here: <http://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

Civil Plans and Grading Permit:

1. Civil Construction plans including Erosion and Sediment Control (ESC) Plans will need to be submitted directly to Public Works for review. The Civil Construction Documents will need to be approved by Public Works prior to the issuance of any Grading Permit.
2. As part of the review of the ESC Plans, and in preparation for a Grading Permit, the City requires that a Grading Plan Review Application be completed, and a review fee be paid. A grading permit application and information sheet can be found here:
<https://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

Developer's Agreement:

1. A Developer's Agreement is required with the approval of a proposed development on this site. This will include storm drainage improvements as well as any curb, gutter, and sidewalk within the right-of-way. Please coordinate with Lee Alverson regarding the agreement.

If you have any questions, please call me at 720-286-5327.

ec: Lee Alverson, Development Review Engineer
Rose Clawson, Senior Engineering Technician
Michael Renk, P.E., Traffic Engineer
Chris Hodyl, P.E., Development Review Manager
PW Submittals