

BURLINGTON NORTHERN/CATELLUS

TURNBERRY CAR WASH PUD AMENDMENT NO. 6

LOT 2, BLOCK 1, TURNBERRY MARKET PLACE FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

12411 E 104th Avenue

Commerce City, CO 80022

SHEET 1 OF 4

VICINITY MAP

12411 E 104th Avenue
Commerce City, CO 80022



GENERAL PROJECT NOTES

THIS PUD ZONE DOCUMENT PRIMARILY SEEKS TO AMEND THE FOLLOWING:

- A. MODIFY THE PERMITTED USE TO THIS SPECIFIC PARCEL TO ADD AN EXPRESS CAR WASH FACILITY AS A PERMITTED USE AMONG OTHER USES PERMITTED IN THE PUD GENERALLY

LEGAL DESCRIPTION

LOT 2, BLOCK 1, TURNBERRY MARKET PLACE FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

APPROVAL CERTIFICATE

Owner/Lien/Deed of Trust Signatures:

I, _____ being the owner/lien holder of the property located in the County of Adams, State of Colorado, do hereby submit this Planned Unit Development and agree to perform under the terms stated herein.

Revesco Properties _____

Acknowledgement:

State of Colorado)
County of Adams) ss

The foregoing instrument was acknowledged by me this _____ day of _____, 20____.

Notary Public _____

My Commission Expires _____

City Approval:

Approval of the Commerce City Planning Commission:

Approved this _____ day of _____, 20____.

Chairperson _____

Approval of the City Council of the City of Commerce City:

Approved this _____ day of _____, 20____.

City Clerk _____

Mayor _____

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BURLINGTON NORTHERN/CATELLUS PUD

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BURLINGTON NORTHERN/CATELLUS
TURNBERRY CAR WASH PUD AMENDMENT NO. 6
COMMERCE CITY, CO

Car Wash Pro
Designers 6400 N.
Northwest Highway,
Suite 4 Chicago,
Illinois 60631

WT Group
Hoffman Estates, Illinois

FILE # _____

MAP # _____
RECEPTION # _____

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PARCEL AREA	ACRES	% ACRES
PARCEL	1.06	100%



PARCEL AREA
1.06 ACRES

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PLANNING AREA MAP

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GENERAL NOTES

1. CONSTRUCTION WITHIN THE BURLINGTON NORTHERN / CATELLUS PUD WILL CONFROM TO THE COMMERCE CITY DESIGN STANDARDS AS ADOPTED AND AMENDED.

PARCEL LAND USES ALLOWED

SHEET 3 OF 4

ALLOWED USES
EATING AND DRINKING ESTABLISHMENTS
CATERING SERVICES
RESTAURANT WITH OR WITHOUT DRIVE THRU
FINANICAL INSTITUTIONS BANK OR FINANCIAL INSTITUTION
FOOD AND BEVERAGE SALES
CONVENIENCE STORE/ GROCERY STORE (5,000 SF)
ALL OTHER SIMILAR USES (E.G DELICATESSEN, RETAIL, BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)
OFFICE
BUSINESS OR PROFESSIONAL
COURIER SERVICES
MANUFACTURING ARTISAN/HANDCRAFTED MANUFACTURING
PERSONNEL SERVICES, INSTRUCTIONAL SERVICES, STUDIOS
BINGO ESTABLISHMENTS/ SOCIAL GAMING OUTLET
PERFORMANCE CENTERS
BOWLING, BILLIARDS, MOVIE THEATERS AND SIMILAR USES
DRIVE-IN THEATER
HEATLH CLUBS
OUTDOOR RECREATION
RACE TRACK (ANIMAL OR VEHICLE)
REPAIR SERVICES (NOT INCLUDING VEHICLES)
FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR
ALL OTHER SIMILAR USES
RETAIL ESTABLISHMENT
MACHINERY SALES, EXCLUDING TRUCK TRAILERS, HEAVY EQUIPMENT, AND FARM MACHINERY
RETAIL BUSINESS STORE
THRIFT/ CONSIGNMENT STORE
VEHICLE/ EQUIPMENT SALES SERVICES
AUTOMOBILE RENTALS
AUTOMOBILE WASHING FACILITY EXPRESS WASH FACILITY
LIMITED MOVING TRUCK (30 FEET)/ EQUIPMENT SELF-RENTAL FACILITIES
MOTOR VEHICLE DEALER/ SALES, NEW AND USED AUTOMOBILES (3 ACRES)
MOTOR VEHICLE DEALER/ SALES, NEW AND USED RV'S, TRAILERS, AND CAMPERS
TIRE SHOP
VEHICLE REPAIR, MINOR
VEHICLE STORAGE (OPERABLE VEHICLES ONLY)
GASOLINE SERVICE STATION
VISITOR ACCOMODATIONS BED AND BREAKFAST ESTABLISHMENTS
LODGING ESTABLISHMENTS
OFFICE FLEX

LAND USE NOTES

1. ANY USES NOT LISTED WITHIN THE LAND USE SCHEDULE ARE NOT PERMITTED WITHIN THE PARCEL

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Desisgners

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Highway Suite 4
Chicago, Illinois
60631

WT GROUP
Hoffman Estates, Illinois

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LAND USE MATRIX

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BULK STANDARDS

COMMERCIAL BULK STANDARD	REQUIREMENT
MINIMUM GROSS FLOOR AREA	4900 SQ FEET
MINIMUM FLOOR AREA RATIO	.05 FAR
MINIMUM LOT AREA	8,000 SQ FT
MINIMUM LOT FRONTAGE	60 FT
MINIMUM FRONT YARD SETBACK	10 FT
MINIMUM SIDE YARD SETBACK	10 FT
MINIMUM SIDE YARD ON STREET SETBACK	15 FT
MINIMUM REAR YARD SETBACK	20 FT
MAXIMUM BUILDING HEIGHT	75 FT
ACCESSORY BUILDING HEIGHT MAXIMUM	15 FT
ACCESSORY FRONT SETBACK MINIMUM	20 FT
ACCESSORY SIDE SETBACK MINIMUM	5 FT
ACCESSORY SIDE ON STREET SETBACK MINIMUM	20 FT
ACCESSORY REAR SETBACK MINIMUM	5 FT
PARKING REQUIREMENT	PARKING STANDARDS SHALL COMPLY WITH THE APPLICABLE COMMERCE CITY ZONING CODE BASED ON THE LAND USE

BULK STANDARDS

- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
- ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE APPLICABLE COMMERCE CITY ZONING CODE.
- THE DIRECTOR MAY APPROVE AN INCREASE IN PARKING OF UP TO 200 PERCENT OF THE REQUIRED PARKING IF THE INCREASED NUMBER OF SPACES WILL PROVIDE A GREATER SERVICE TO PROSPECTIVE USERS AND A GREATER BENEFIT TO THE COMMUNITY, WHILE MINIMIZING ANY AESTHETIC AND VISUAL IMPACTS OF THE ADDITIONAL PAVING AREAS ON SURROUNDING AREAS. THE USE SHALL NOT EXCEED 60DBA BETWEEN 7:00AM AND 7:00PM AND 55 DBA BETWEEN 7:00PM AND 7:00AM DBA TO THE PROPERTY LINE PURSUANT TO COLORADO REVISED STATUTES, 12-25-103, SUBSECTION 1.

ARCHITECTURE STANDARDS

- ARCHITECTURAL DESIGN WILL EMPHASIZE MATERIALS THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT IN COLOR & TEXTURE.
- CHANGES IN BUILDING PLANE OR ARTICULATION (RECESSES, PROJECTIONS) SPACED PROPORTIONATELY AROUND THE BUILDING EXTERIOR WALLS, WITH RECESSES AND PROJECTIONS.
- ARCHITECTURE WITHIN THE BURLINGTON NORTHERN/CATELLUS PUD WILL EMPHASIZE A CONSISTENT ARCHITECTURAL THEME AND REQUIRE FOUR SIDED ARCHITECTURE.
- ALL BUILDINGS SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
 - CHANGES IN ROOF LINES, INCLUDING THE USE OF STEPPED CORNICE PARAPETS, A COMBINATION OF FLAT AND SLOPED ROOFS, OR PITCHED ROOFS WITH AT LEAST TWO (2) ROOF LINE ELEVATION CHANGES.
 - AT LEAST TWO (2) KINDS OF MATERIALS DISTINCTIVELY DIFFERENT IN TEXTURE OR MASONRY PATTERN, WITH EACH OF THE REQUIRED MATERIALS COVERING AT LEAST THIRTY PERCENT (30%) OF THE EXTERIOR WALLS OF THE BUILDING PER ELEVATION.
 - A SINGLE MATERIAL AS LONG AS DESIGN TREATMENTS SUCH AS DIFFERENT ROOF LINES, NUMBER OF STORIES, WINDOW AND DOOR STYLE AND PLACEMENT, AND/OR GARAGE PLACEMENT ARE USED TO CREATE AN INTERESTING AND VARIED EXTERIOR.
 - BRICK, STONE, OR STUCCO SHALL COVER AT LEAST THIRTY PERCENT (30%) OF THE EXTERIOR WALLS OF THE BUILDING PER ELEVATION.

ARCHITECTURE STANDARDS (CONT)

- OVERHANGING EAVES EXTENDING AT LEAST EIGHTEEN (18) INCHES PAST THE SUPPORTING WALLS, OR WITH FLAT ROOFS, CORNICE PARAPETS OR CAPSTONE FINISH.
 - ORNAMENTAL LIGHTING FIXTURES (EXCLUDING NEON) USED FOR ALL EXTERIOR BUILDING LIGHTING.
5. RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
- DETACHED GARAGES ARE ENCOURAGED TO BE INTERNALIZED WITHIN THE SITE AND SCREENED FROM VIEW FROM THE PUBLIC STREETS.
 - ROOF FORMS SHALL RESPECT THE ADJACENT RESIDENTIAL AND COMMERCIAL CONTEXTUAL FORMS AND MATERIALS.
 - SUBSTANTIAL SOFFITS AND FASCIA ARE ENCOURAGED TO ADD ARCHITECTURAL CHARACTER WITH SHADOWS AND MASSING.
 - PORCHES & BALCONIES SHALL BE RECESSED INTO THE BUILDING FACADE, PROJECT FROM THE BUILDING FACADE OR INCORPORATE A COMBINATION OF BOTH AS APPLICABLE.
 - DISTINGUISH THE PRIMARY ENTRY FACADE ALONG THE PRIMARY STREET FRONTAGE FROM THE SECONDARY FACADES.
 - ORIENT PRIMARY ENTRIES FRONTING RESIDENTIAL STREETS OR OPEN SPACE TO ENHANCE THE PEDESTRIAN EXPERIENCE AND A SENSE OF COMMUNITY WHERE GRADE ALLOWS.
 - COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.
 - USE VARIATION IN WINDOW SIZE TO REFLECT THE RESIDENTIAL USE BEHIND THE FACE.
 - ENHANCE WINDOW OPENINGS WITH TRIM, SHUTTERS, STONE LINTELS, SOLDIER COURSING, AND/OR OTHER SUCH DETAILING.
 - LARGER WINDOW UNITS SHALL BE CONSTRUCTED FROM MULTIPLE UNITS.
 - THE BUILDING ORIENTATION AND SITE PLACEMENT OF THE CLUBHOUSE FACILITIES SHALL BE LOCATED TO SERVE AS A FOCAL POINT AND AMENITY FOR THE NEIGHBORHOOD.
 - PROVIDE AREAS OF OPEN SPACE INTEGRATED INTO KEY AREAS OF THE OVERALL SITE PLAN PROVIDING A REFUGE FOR RESIDENTS.
6. NON-RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW
- A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FAÇADE.
 - BUILDINGS SHALL FRONT ALONG 104TH AVE. AND PARKING SHOULD BE PROVIDED IN THE REAR AND SIDE. THE PRIMARY ENTRANCE MAY BE LOCATED ON ANY SIDE OF THE BUILDING, PROVIDED THAT IT MAINTAINS ACCESSIBILITY AND SAFTEY STANDARDS.
 - PROVIDE DIVERSITY IN ARCHITECTURAL STYLES AND BUILDING CHARACTER BY PERMITTING ALL TYPES OF ROOF FORMS.
 - PROVIDE TWO-STORY APPEARANCE OF ANY BUILDING OVER 18 FEET IN HEIGHT.
 - BUILDING DESIGNS MUST INCORPORATE A BASE, MIDDLE, AND TOP.
 - CREATE HORIZONTAL ALIGNMENT OF ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, SILLS, CORNICES, BANDING, ETC.
 - TO PROMOTE A SENSE OF HUMAN SCALE, SPECIAL ACCENT MATERIALS AND DESIGN DETAILS SHALL BE INCORPORATED INTO ALL FIRST-FLOOR FAÇADES AND PAVING AREAS ABUTTING PEDESTRIAN WALKWAYS.
 - COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.
 - AT LEAST 30% OF EACH ELEVATION SHALL BE SURFACED IN STUCCO, INTEGRALLY COLORED DECORATIVE CONCRETE/STONE, OR STANDARD BRICK MASONRY UNITS.
 - WINDOW SIZE AND SCALE MUST BE CONSISTENT WITH THE ADJACENT COMMERCIAL AND RESIDENTIAL LAND USES.

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BULK STANDARDS

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