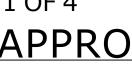
LOT 2, BLOCK 1, TURNBERRY MARKET PLACE FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

12411 E 104th Avenue

Commerce City, CO 80022

SHEET 1 OF 4





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.

My Commission Expires



Ν

1"=1000 FT

SHEET	
NO.	SH

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4	BUI

VAL	CERTIFICATE

gnatures:				
being the owner/lien holder of the				
nty of Adams, State of Colorado, do hereby				
velopment and agree to per- form under the				

City Approval:	
----------------	--

, ,,			
pproval 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

s	acknowledged by me this	
	,20	

City Clerk		

Mayor

BURLINGTON NORTHERN/CATELLUS PUD

IEET DESCRIPTION

ANNING AREA MAP FE LOCATION / PARCEL ND USE MATRIX LK STANDARDS

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

WT Group Hoffman Estates, Illinois

FILE #\_

MAP # **RECEPTION #** 

Sheet Number 1 of 4

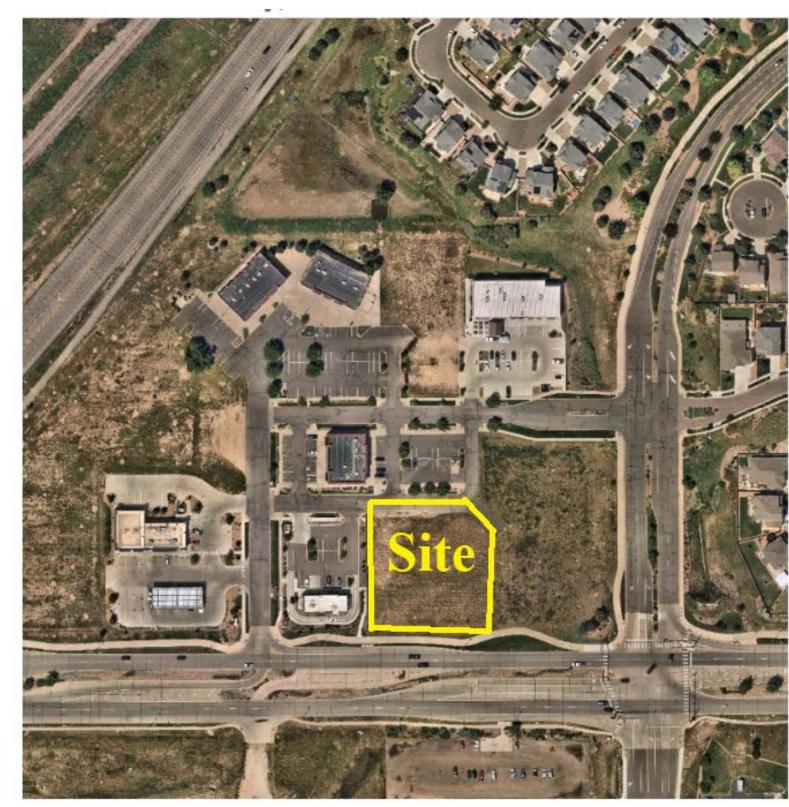
LOT 2, BLOCK 1, TURNBERRY MARKET PLACE FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

12411 E 104th Avenue

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SHEET 2 OF 4

PARCEL AREA	ACRES	% ACRES
PARCEL	1.06	100%





**PARCEL AREA 1.06 ACRES** 

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

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

WT Group Hoffman Estates, Illinois

Issue Date

06/26/2024

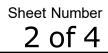
**Revision Date** 

06/26/2024

Sheet Title PLANNING AREA MAP

FILE #

MAP # **RECEPTION #** 



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 3 OF 4 PARCEL LAND USES ALLOWED

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

#### **GENERAL NOTES**

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



Owner/Developer Car Wash Pro Desisgners

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#### LAND USE NOTES

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

Revision Date 06/26/2024

Sheet Title LAND USE MATRIX

FILE #

MAP # **RECEPTION #** 

Sheet Number 3 of 4

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 4 OF 4

#### **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**

1. 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.

2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE APPLICABLE COMMERCE CITY ZONING CODE.

3. 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 SURRONDING 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

1. ARCHITECTURAL DESIGN WILL EMPHASIZE MATERIALS THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT IN COLOR & TEXTURE.

2. CHANGES IN BUILDING PLANE OR ARTICULATION (RECESSES, PROJECTIONS) SPACED PROPORTIONATELY AROUND THE BUILDING EXTERIOR WALLS, WITH RECESSES AND PROJECTIONS.

3. ARCHITECTURE WITHIN THE BURLINGTON NORTHERN/CATELLUS PUD WILL EMPHASIZE A CONSISTENT ARCHITECTURAL THEME AND REQUIRE FOUR SIDED ARCHITECTURE.

4. ALL BUILDINGS SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:

A. 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.

B. 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.

C. 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.

D. BRICK, STONE, OR STUCCO SHALL COVER AT LEAST THIRTY PERCENT (30%) OF THE EXTERIOR WALLS OF THE BUILDING PER ELEVATION.

### ARCHITECTURE STANDARDS (CONT)

E. OVERHANGING EAVES EXTENDING AT LEAST EIGHTEEN (18) INCHES PAST THE SUPPORTING WALLS, OR WITH FLAT ROOFS, CORNICE PARAPETS OR CAPSTONE FINISH. F. 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 A. DETACHED GARAGES ARE ENCOURAGED TO BE INTERNALIZED WITHIN THE SITE AND SCREENED FROM VIEW FROM THE PUBLIC STREETS. B. ROOF FORMS SHALL RESPECT THE ADJACENT RESIDENTIAL AND COMMERCIAL CONTEXTUAL FORMS AND MATERIALS. C. SUBSTANTIAL SOFFITS AND FASCIA ARE ENCOURAGED TO ADD ARCHITECTURAL CHARACTER WITH SHADOWS AND MASSING D. PORCHES & BALCONIES SHALL BE RECESSED INTO THE BUILDING FACADE, PROJECT FROM THE BUILDING FACADE OR INCORPORATE A COMBINATION OF BOTH AS APPLICABLE. E. DISTINGUISH THE PRIMARY ENTRY FACADE ALONG THE PRIMARY STREET FRONTAGE FROM THE SECONDARY FACADES F. ORIENT PRIMARY ENTRIES FRONTING RESIDENTIAL STREETS OR OPEN SPACE TO ENHANCE THE PEDESTRIAN EXPERIENCE AND A SENSE OF COMMUNITY WHERE GRADE ALLOWS. G. COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED. H. USE VARIATION IN WINDOW SIZE TO REFLECT THE RESIDENTIAL USE BEHIND THE FACE. J. ENHANCE WINDOW OPENINGS WITH TRIM, SHUTTERS, STONE LINTELS, SOLDIER COURSING, AND/OR OTHER SUCH DETAILING. K. LARGER WINDOW UNITS SHALL BE CONSTRUCTED FROM MULTIPLE UNITS. L. THE BUILDING ORIENTATION AND SITE PLACEMENT OF THE CLUBHOUSE FACILITIES SHALL BE LOCATED TO SERVE AS A FOCAL POINT AND AMENITY FOR THE NEIGHBORHOOD. M. 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. A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FAÇADE. B. 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 C. PROVIDE DIVERSITY IN ARCHITECTURAL STYLES AND BUILDING CHARACTER BY PERMITTING ALL TYPES OF ROOF FORMS. D. PROVIDE TWO-STORY APPEARANCE OF ANY BUILDING OVER 18 FEET IN HEIGHT E. BUILDING DESIGNS MUST INCORPORATE A BASE, MIDDLE, AND TOP. F. CREATE HORIZONTAL ALIGNMENT OF ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, SILLS, CORNICES, BANDING, ETC. G. TO PROMOTE A SENSE OF HUMAN SCALE, SPECIAL ACCENT MATERIALS AND DESIGN DETAILS SHALL BE INCORPORATED INTO ALL FIRST-FLOOR FACADES AND PAVING AREAS ABUTTING PEDESTRIAN WALKWAYS. H. COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED. I. AT LEAST 30% OF EACH ELEVATION SHALL BE SURFACED IN STUCCO, INTEGRALLY COLORED DECORATIVE CONCRETE/STONE, OR STANDARD BRICK MASONRY UNITS

J. WINDOW SIZE AND SCALE MUST BE CONSISTENT WITH THE ADJACENT COMMERCIAL AND RESIDENTIAL LAND USES.

Owner/Developer Car Wash Pro Designers

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> Issue Date 06/26/2024

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Sheet Title

BULK STANDARDS

Sheet Number

