

ORDINANCE NO. Z-945-17-19-21

INTRODUCED BY: _____

AN ORDINANCE APPROVING THE AMENDMENT OF THE NEXUS NORTH AT DIA PUD ZONE DOCUMENT TO INCORPORATE 12 ADDITIONAL ACRES OF ADJACENT PROPERTY LOCATED AT THE NORTHWEST CORNER OF TELLURIDE ROAD AND E 84TH AVE., INTO THE PUD ZONE DISTRICT, IN COMMERCE CITY, COLORADO.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

SECTION 1. The City Council of the City of Commerce City, Colorado, finds that notice of the public hearings concerning ordinance Z-945-17-19-21, as detailed in the proposed Nexus North at DIA PUD Zone Document attached as Exhibit B, and the rezoning of property located at the northwest corner of Telluride Road and E 84th Avenue more specifically defined in Exhibit A, before the Planning Commission of the City of Commerce City on April 6, 2021, and the City Council to be held on this May 3, 2021, respectively, were properly given as required by the Land Development Code, including by: publication on March 30, 2021, and April 13, 2021 in the Sentinel-Express, a legal newspaper of general circulation in the City of Commerce City; mailing on March 27, 2021, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on March 26, 2021 and April 23, 2021, in the manner and for the duration required by the Land Development Code.

SECTION 2. The City Council of the City of Commerce City, Colorado further finds that the public hearings concerning the proposed ordinance Z-945-17-19-21 and the rezoning of property described in Exhibit A before the Planning Commission of the City of Commerce City and the City Council were conducted in compliance with law.

SECTION 3. The City of Council finds, consistent with the Commerce City Land Development Code, Section 21-3251(3), as follows with regard to the proposed rezoning detailed in the Nexus North at DIA PUD Zone Document:

- a. The proposed PUD Zone Document Amendment is consistent with the policies and goals of the comprehensive plan and all applicable City adopted plans;
- b. The PUD zone document is consistent with any previously reviewed PUD concept schematic, if any;
- c. The PUD addresses a unique situation, confers a substantial benefit and also incorporates creative site design such that it achieves the purposes of section 21-4370 of the LDC and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards;
- d. The PUD Zone Document will continue to comply with all applicable city standards not otherwise modified or waived by the city;
- e. The Property has been integrated and connected with adjacent development;

- f. To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties and on the general community;
- g. Sufficient public safety, transportation, and utility facilities and services are available to serve the Property, while maintaining sufficient levels of service to existing development; and
- h. The proposed changes to the PUD Zone Document could not be achieved through other techniques.

SECTION 4. The Nexus North at DIA PUD Zone Document, permitting the inclusion of 12 additional acres of adjacent property in to the PUD zoned area, is hereby approved as set forth in Exhibit B. The zoning map of the City of Commerce City Colorado, is hereby amended to reflect the rezoning approved by this ordinance.

SECTION 5. This ordinance shall be effective as set forth in Section 5.3 of the City Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED
THIS 3RD DAY OF MAY 2021.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED
THIS _____ DAY OF _____ 20__

CITY OF COMMERCE CITY, COLORADO

Benjamin A. Huseman, Mayor

ATTEST

Dylan A. Gibson, City Clerk

Exhibit A
(Legal Description)
Case #Z-945-17-19-21

LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY

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

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

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

THENCE S 00°16'43" E, ALONG THE WEST LINE OF SAID QUINTERO STREET RIGHT-OF-WAY, A DISTANCE OF 442.41 FEET TO THE NORTHEAST CORNER OF LOT 1, DIA TECH CENTER FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000017866, SAID ADAMS COUNTY RECORDS;
THENCE S 89°33'29" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1189.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY;

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

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

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

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

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

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

OWNER(S) SIGNATURE AND PRINTED NAME

Exhibit B

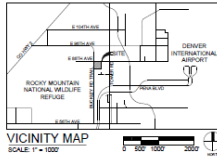
NEXUS NORTH AT DIA PUD ZONE DOCUMENT

Case #Z-945-17-19-21

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

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

SHEET 1 OF 7



LEGAL DESCRIPTION: NEXUS NORTH PUD BOUNDARY

A PARCEL OF LAND BEING PORTIONS OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THE DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N 07°03'07" W. FROM THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A BEAM WITH A 3/4" ALUMINUM CAP, STAMPED PLS 38151, TO THE NORTH QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A BEAM WITH A 3/4" ALUMINUM CAP, STAMPING UNRECORDED, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 28, THENCE S 89°54'47" W. ALONG THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28, AND ALONG THE SOUTH LINE OF BESSIE NORTH AT DIA PLANS NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203000003052, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 430.00 FEET TO THE NORTHWEST CORNER OF DIA TECH CENTER PLING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203000003056, SAID ADAMS COUNTY RECORDS, BEING A POINT ON THE WEST LINE OF THE QUARTERED STREET RIGHT-OF-WAY;

THENCE S 01°17'41" E. ALONG THE WEST LINE OF SAID QUARTERED STREET RIGHT-OF-WAY BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 442.41 FEET TO THE NORTHEAST CORNER OF LOT 1, DIA TECH CENTER PLING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203000003052, SAID ADAMS COUNTY RECORDS;

THENCE S 89°57'27" W. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 138.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY;

THENCE N 07°31'31" W. ALONG SAID EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 441.17 FEET;

THENCE N 07°31'44" W. ALONG THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY AND ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 363.08 FEET TO A POINT BEING 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTH LINE OF THE EAST SIXTH AVENUE RIGHT-OF-WAY;

THENCE N 82°20'23" E. ALONG THE SOUTH LINE OF SAID SIXTH AVENUE RIGHT-OF-WAY AND ALONG A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 362.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE S 09°30'50" E. ALONG SAID EAST LINE, A DISTANCE OF 362.97 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1746.110 SQUARE FEET OR 170.023 ACRES, MORE OR LESS.

EXECUTED THIS _____ DAY OF _____ AD. 20__

OWNER'S SIGNATURE AND PRINTED NAME _____

MORTGAGEE OR LIEN HOLDER'S SIGNATURE AND PRINTED NAME _____

OWNERSHIP CERTIFICATE:

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

BY: _____

MARK SHAPLAND, VICE PRESIDENT OF NEXUS NORTH OWNER, LLC

DEED OF TRUST CERTIFICATE:

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

BY: _____

NAME AND TITLE OF RESPONSIBLE PERSONS

GENERAL NOTES:

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

DEVELOPMENT STANDARD NOTES:

- A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA1 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA1 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA2 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA2 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA3 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA3 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA4 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA4 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA5 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA5 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA6 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA6 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA7 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA7 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
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 - PA77 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA77 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA78 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA78 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA79 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA79 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA80 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA80 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA81 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA81 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA82 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA82 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA83 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA83 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA84 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA84 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA85 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA85 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA86 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA86 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA87 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA87 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA88 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA88 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA89 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA89 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA90 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA90 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA91 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA91 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA92 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA92 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA93 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA93 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA94 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA94 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA95 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA95 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA96 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA96 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA97 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA97 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA98 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA98 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA99 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA99 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA100 MAY BE INCREASED BY UP TO 10% OF ITS ACREAGE AS DESIGNATED HEREIN. PA100 MAY BE DECREASED BY UP TO 5% OF ITS ACREAGE AS DESIGNATED HEREIN.
- THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
- FOLLOWING THE INTENT OF THE PRELIMINARY ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK SHALL BE DESIGNATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
- STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
- ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
- ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALLS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PIPES AND/OR ASSOCIATED CHANGES SHALL BE SETBACK A MINIMUM OF 10' FROM ANY PROPERTY LINE.
- THE PROPERTY OWNER'S ASSOCIATIONS, METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION WATER QUALITY AND/OR RESTRICTION AREAS.
- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
- ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
- ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
- ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES" AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
- PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.

SHEET _____

- COVER SHEET
PROJECT DESIGN AND INTENT
EXISTING CONDITIONS
LAND USE SCHEMATIC
LAND USE TABLE & PRIMARY BULK STANDARDS TABLE
ALLOWABLE USES
PROPOSED STREET CROSS-SECTIONS

SHEET NUMBER

- 1
2
3
4
5
6
7

TOTAL LAND AREA:
7,146.110 SQUARE FEET = 170.023 ACRES

NOTARIZATION CERTIFICATE:

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

BY (REAL):

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

CITY APPROVAL CERTIFICATE:

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

CHAIRPERSON: _____

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY
THIS _____ DAY OF _____ 20__

CITY CLERK: _____

MAYOR: _____

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

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

COUNTY CLERK AND RECORDER: _____

DEPUTY: _____

RECEPTION NUMBER: _____



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CARVEL, IN 46033
P. 317-969-6000

PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTA: REVISION:
CITY (SUBMITTAL) - APR 12, 2018

REVISIONS:
PER COMMENTS - OCT 8, 2018

REVISIONS:
PER COMMENTS - DEC 21, 2018

REVISIONS:
PER COMMENTS - FEB 28, 2019

REVISIONS:
PER COMMENTS - APR 25, 2019

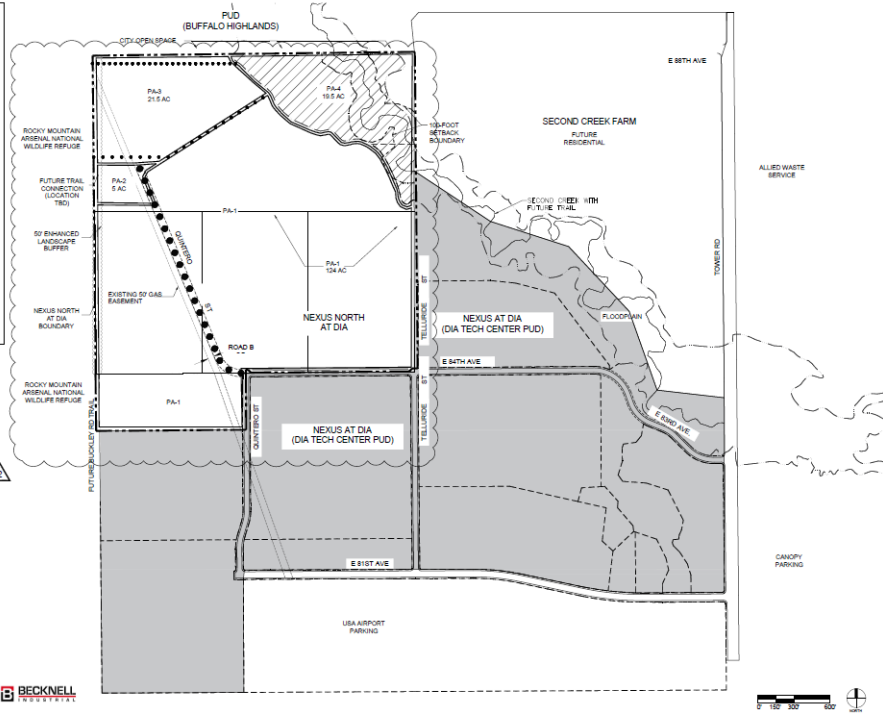
COVER SHEET
1 of 7

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 4 OF 7

LEGEND

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



ENGINEER:
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CARMEL, IN 46033
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PUD ZONE DOCUMENT
NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTAL / REVISIONS

CITY SUBMITTAL	• June 13, 2018
RESUBMITTAL	PER COMMENTS • Oct 8, 2018
RESUBMITTAL	PER COMMENTS • Dec 21, 2018
RESUBMITTAL	PER COMMENTS • Feb 25, 2019
AMENDMENT A	• June 27, 2019
AMENDMENT B	• June 27, 2021

LAND USE SCHEMATIC
4 of 7

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 5 OF 7

LAND USE TABLE

PLANNING AREA	USE*	SIZE (ACRES)	PERCENT OF TOTAL (GROSS)
PA-1	I-1, Light-intensity Industrial, Office and Flex Campus (Highest Intensity Uses)	124	73%
PA-2	I-1, Light-intensity Industrial, Office and Flex Campus (Medium Intensity Uses)	5	4%
PA-3	I-1, Light-intensity Industrial, Office and Flex Campus (Lowest Intensity Uses)	21.5	12%
PA-4	Floodplain/Open Space/Detention/Drainage/On Site Improvements Excluding Building Pads	18.5	11%

* SEE USES CHART ON SHEET 6

- GENERAL NOTES:**
- IF SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCIAL CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
 - ALL DEVELOPMENT UNDER 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.
 - ADDITIONAL TO THE ADDRESS OF THE PLANNING AREA MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA-1 MAY BE INCREASED BY UP TO 10% OF ITS ACRES AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 10% OF ITS ACRES AS DESIGNATED HEREIN.
 - PA-2 MAY BE INCREASED BY UP TO 10% OF ITS ACRES AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 10% OF ITS ACRES AS DESIGNATED HEREIN.
 - PA-3 MAY BE INCREASED BY UP TO 10% OF ITS ACRES AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 10% OF ITS ACRES AS DESIGNATED HEREIN.
 - IF IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 7000 SQUARE FEET IN AREA, THEN PA-1 MAY BE INCREASED UP TO 20% OF ITS ACRES AS DESIGNATED HEREIN, AND (1) PA-2, SHALL BE MODIFIED BY MOVING ITS BOUNDARY TO BE TO THE CENTER OF THE ORIGINAL ACRES OF PA-1 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 300 FEET, AND (2) THE ACRES OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-1 AND PA-1, PROVIDED HOWEVER, THAT (A) STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE EAST/WEST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-1.
 - ANY ADMINISTRATIVE APPROVAL OF PLANNING AREA ACRES MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RUMAHAW OR ALLOW ANY STRUCTURE TO BE LOCATED WITHIN THE FLOODPLAIN.

- PRIMARY STRUCTURE BULK STANDARD NOTES:**
- SETBACKS SHALL BE MEASURED FROM THE FOUNDATION OF THE STRUCTURE TO THE PROPERTY LINE, STREETS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK. ELEVATIONS, GAS PUMPS, AND ASSOCIATED CANPIES SHALL BE SETBACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
 - ALL MINIMUMS ARE IN FEET OR SQUARE FEET UNLESS OTHERWISE NOTED.
 - ACCESSORY BULK STANDARDS SHALL CONFORM TO THE PRIMARY STRUCTURE STANDARDS.
 - ANY STRUCTURE IN PA-4 SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND WILL MEET PUBLIC ZONE DISTRICT STANDARDS UNLESS OTHERWISE APPROVED.
 - STRUCTURES LOCATED IN PLANNING AREA PA-3 AND PA-4 SHALL BE SETBACK A MINIMUM OF 10 FEET FROM THE SECOND-CREEK TOP OF BANK.

PRIMARY STRUCTURE BULK STANDARDS

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

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LAND USE TABLE AND
PRIMARY BULK STANDARDS
TABLE
5 of 7

