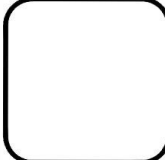


drawn by: AP
 checked by: BA

date: 2/29/2024



sheet index:
COVER SHEET
 sheet no. 1 of 6

ANDERSON RANCH PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SECTION 18, RANGE 66 WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS,
 CITY OF COMMERCE CITY

Know all men by these presents that ANDERSON-CRP TRUST being the (owner, mortgages, lien holder) of that part of township 2 south, section 18, range 66 west of the 6th P.M. city of Commerce City, county of Adams, state of Colorado, being more particularly described as the following.

LEGAL DESCRIPTION OF LAND:

THAT PART OF EAST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, THENCE SOUTH 88°47'00" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD ALSO BEING A POINT ON THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 16, MAP 783, ADAMS COUNTY RECORDS (AN-99-88) AND THE POINT OF BEGINNING; THENCE SOUTH 00°14'15" WEST, 1329.89 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 88°53'10" WEST, 2628.93 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 18, MAP 245, ADAMS COUNTY RECORDS (AN-159-00) AND ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH 00°13'10" EAST, 1325.16 FEET ALONG THE WEST LINE OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER AND ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-159-00) TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (CENTER CORNER SECTION 18); THENCE ALONG THE PROLONGED LINE OF NORTH 00°13'10" EAST, 1340.64 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED IN FILE 16, MAP 783, ADAMS COUNTY RECORDS (AN-99-88) AND ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE NORTHWEST CORNER OF SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE NORTH 89°00'51" EAST, 1329.82 FEET ALONG THE ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH 00°13'42" WEST, 1335.29 FEET ALONG THE PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE NORTH 88°47'00" EAST, 1299.73 FEET ALONG SAID PRESENT COMMERCE CITY LIMITS LINE (AN-99-88) AND ALONG THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING. CONTAINS 5,267,997 SQUARE FEET OR 120.937 ACRES MORE OR LESS

Executed this _____ day of _____, 20____.

_____, Manager, ANDERSON-CRP TRUST
 (Signature and Printed Name)

_____, Mortgagee or Lien Holder(s)
 (Signature and Printed Name)

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.

_____, Manager, ANDERSON-CRP TRUST

Acknowledgement:

State of Colorado

County of Adams

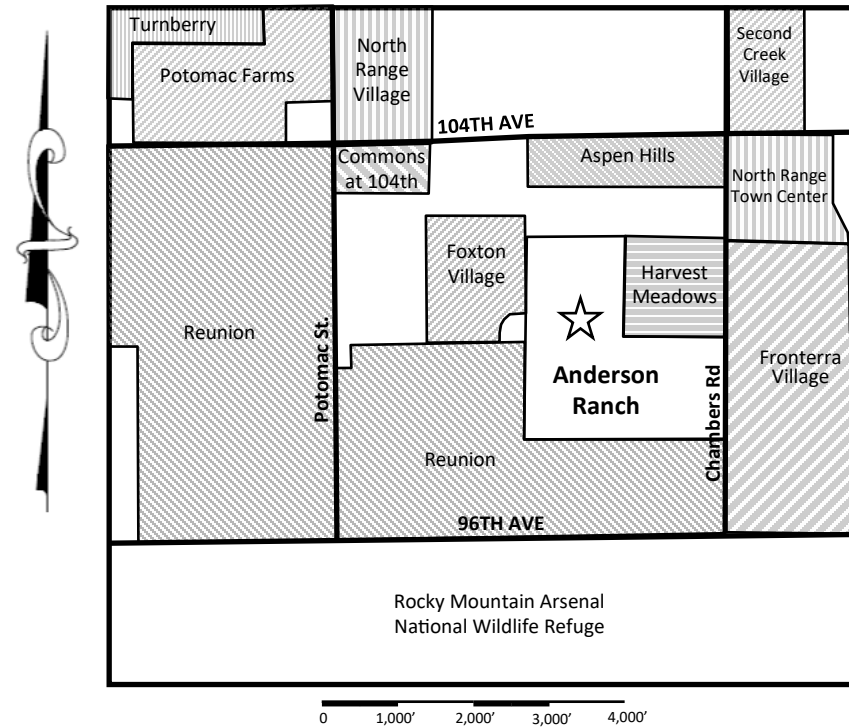
City of Commerce City

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

Notary Public _____

My Commission Expires _____

VICINITY MAP



General Project Notes

- The site is currently being used for agricultural purposes and may continue to be used as such until development approvals have been received for that specific area.
- Any standards not addressed by this PUD Zone Document shall be governed by the Commerce City Land Development Code as those standards may be adopted or amended.
- Access shown in this PUD Zone Document is preliminary and subject to final approval by the City of Commerce City Public Works Department.
- Any drainage areas contained in this development are subject to final approval by the City of Commerce City Public Works Department.
- Mobile homes are prohibited in this development.

Sheet Index

- 1 - Cover Sheet
- 2 - PUD Description
- 3 - Land Use Schematic
- 4 - Land Use Table & Primary Bulk Standard
- 5 - Lot Typicals
- 6 - Design Standards

City Approval:

Approval of the Commerce City Planning Commission

Approved this _____ day of _____, 20____.

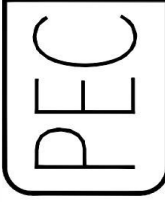
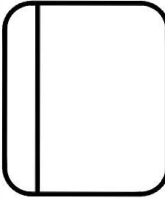
 Chairperson

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

Approved this _____ day of _____, 20____.

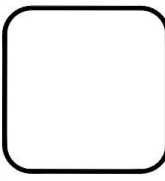
 City Clerk

 Mayor



drawn by:
 AP
 checked by:
 BA

date:
 2/29/2024



ANDERSON RANCH PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SECTION 18, RANGE 66 WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS,
 CITY OF COMMERCE CITY

Project Intent

Anderson Ranch consists of 121 acres at the northwest corner of 98th Avenue and Chambers Road, the project is surrounded by a mix of existing and future residential uses. Anderson Ranch will have a mix of residential housing types, creating a vibrant diverse community. It will also have over 2 miles of 10-foot wide trail system, connecting the project's amenities. The project's open space amenities total over 7 acres, representing seven (7) percent of the project area. In addition, Anderson Ranch will be the home of a new elementary school and regional park, providing a safe walkable environment for students and families. The project will provide a range of housing opportunities including single-family detached with varied lot sizes as well as single-family attached. The project's proposed recreational open space areas are connected by a trail system that encompasses the entire project.

Existing Challenges

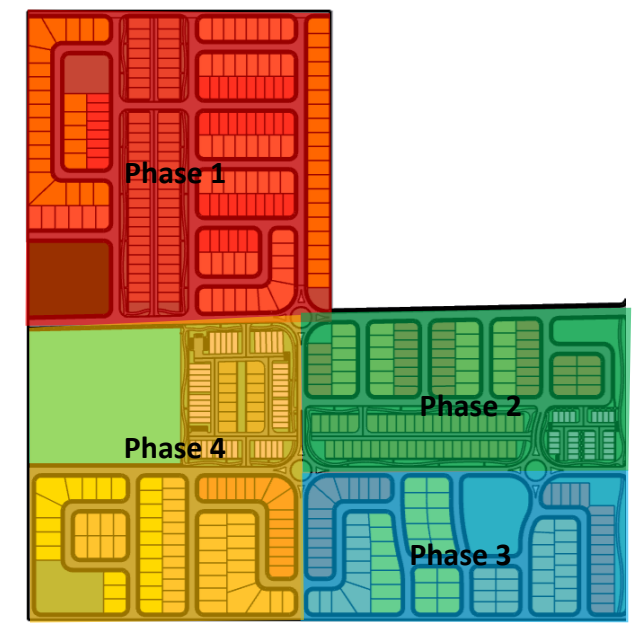
The Anderson Ranch PUD property is currently being utilized as agricultural land. There are no known significant natural features such as large trees, specialized vegetation, floodways, or wildlife habitat within the site. The project site is in proximity to existing utility infrastructure. The housing proposed is consistent with neighboring residential developments and the project allows direct access to existing arterial and collector streets. Anderson Ranch is free of typical land development challenges such as floodplains, oil and gas leases, airport noise contours, pipeline easements, and similar impediments.

Comprehensive Plan Goals and Policies

The City's Comprehensive Future Land Use Plan designates Anderson Ranch as residential medium. Table 3.1 characterizes Residential-Medium as "This category allows a wider range of residential types and is appropriate near commercial and activity centers where characteristics are suburban to urban neighborhoods at moderate density. Generally, neighborhoods are accessed by collector streets that connect to arterial streets and should be transit-supportive" with Primary uses as "Single-family detached residences, single-family attached, and some townhomes and patio homes." The land use plan presented to the Planning Commission and Staff with the PUD Concept/Schematic application proposes a mix of potential neighborhoods, with a variety of residential types and densities consistent with this description. Varied lot sizes and housing types will provide neighborhood diversity.

Project Phasing

The Anderson Ranch project plans to include multiple phases, see example phasing illustration below. Future market conditions will influence these phases.



Unique Features

The developer is requesting the PUD Zone as a way to offer a unique mix of housing sizes and types within the development. The PUD Zone will not only allow for varied product types but also provide Commerce City with unique amenities within the project. Anderson Ranch will have a real hometown feel and represents a deep appreciation for the past, great opportunities for the future, and a commitment to providing family-oriented living. This master-planned community is thoughtfully designed to incorporate the best of urban and suburban living with a variety of architecture and amenities that make for a creative fun-filled atmosphere. Anderson Ranch is amenity rich with over two miles of walkable, ten-foot wide trail connecting the neighborhood's unique amenities. To complement the trail system, we have designed the interior portion of the project with a rear-loaded product. This allows all of the homes within this area to be facing the street which not only gives a better site view but also helps people feel safe while using the trail system. In addition, this design minimizes pedestrian/vehicle interaction. Anderson Ranch will be the home of a new elementary school and regional park, providing its residents with a wonderful family amenity. Parents can rest assured that Anderson Ranch will provide a safe walkable access to this school with its comprehensive trail system.

Community Park Amenities (located in parcel H on sheet 3 - Land Use Schematic)



Playground



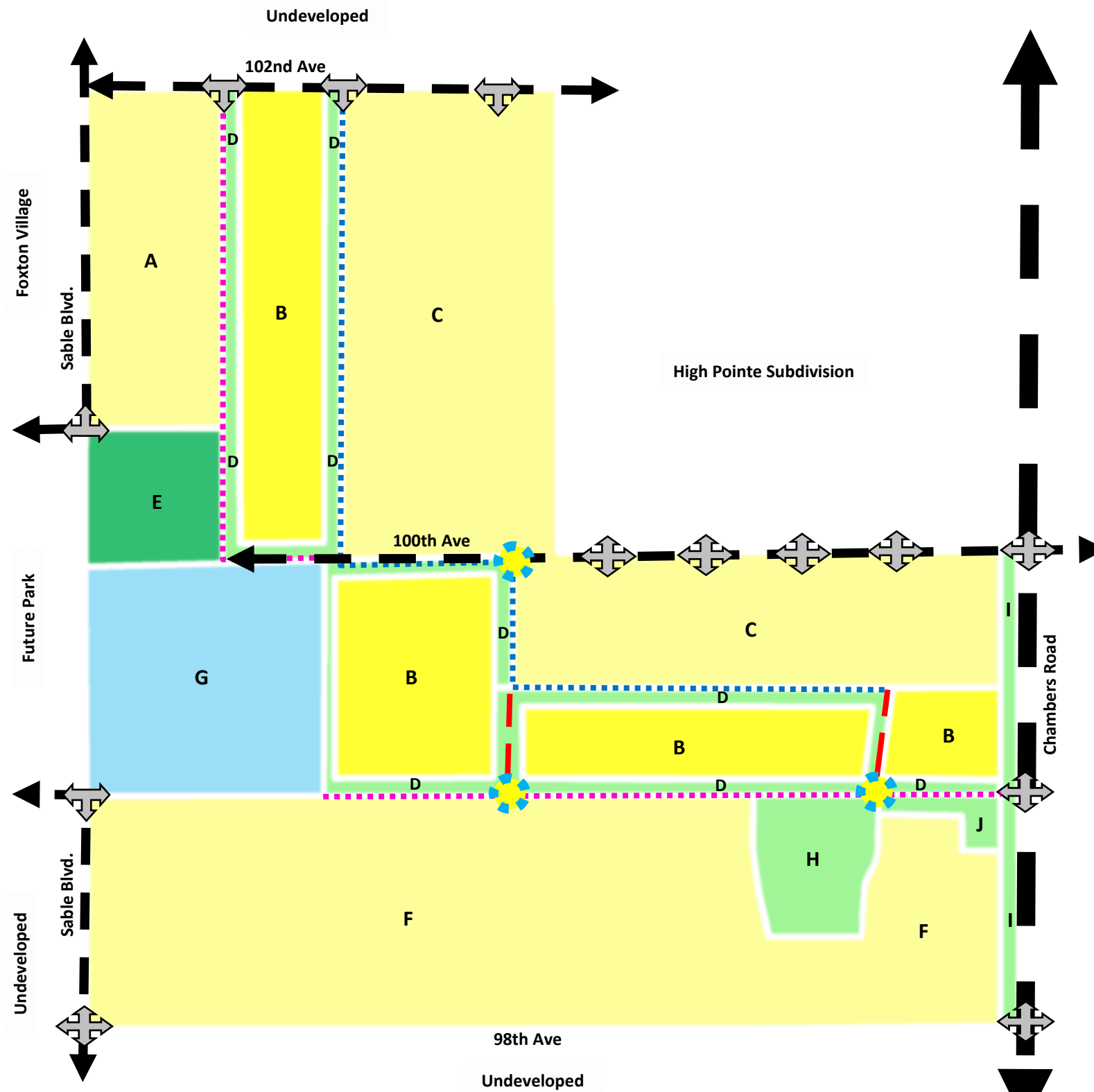
Pergola



Pickleball Courts

ANDERSON RANCH PUD ZONE DOCUMENT

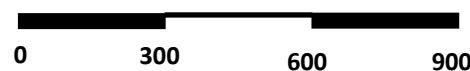
TOWNSHIP 2 SOUTH, SECTION 18, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS,
CITY OF COMMERCE CITY



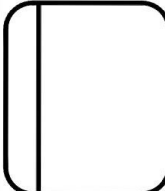
Land Use Schematic

-  Project Open Space Trail/Park
-  Park Dedication
-  School Dedication
-  RMD - Medium Density Detached Residential
-  RMDA - Medium Density Detached/Attached Residential
-  Residential Collector
-  Multimodal Collector
-  Access
-  * 62' Residential Street W/ Raised Median
-  * 58' NE Residential Street W/Trail
-  * 58' SW Residential Street W/Trail
-  * 34' Residential Private Alley
-  * Roundabout
- * See Sheet 6 - Design Standards for Street Cross Sections

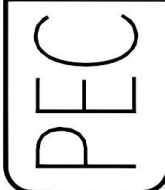
Letters representing parcels are defined on sheet 4 - Land Use Table & Primary Bulk Standards



PUD ZONE DOCUMENT
ANDERSON RANCH DEVELOPMENT
9901 CHAMBERS RD. COMMERCE CITY, CO 80020



Project Management
Civil Engineering
Consulting
PEC Inc
130 SILVER ST., #75
CRIPPLE CREEK, CO 80813
Email: apowell@pec-inc.co Phone: 720.409.2454

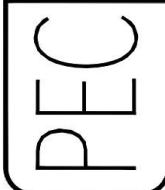
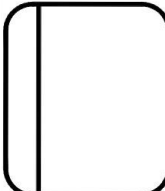


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date:
2/29/2024

sheet index:
LAND USE
SCHEMATIC

sheet no.
3 of 6



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 AP
 checked by:
 BA

date:
 2/29/2024

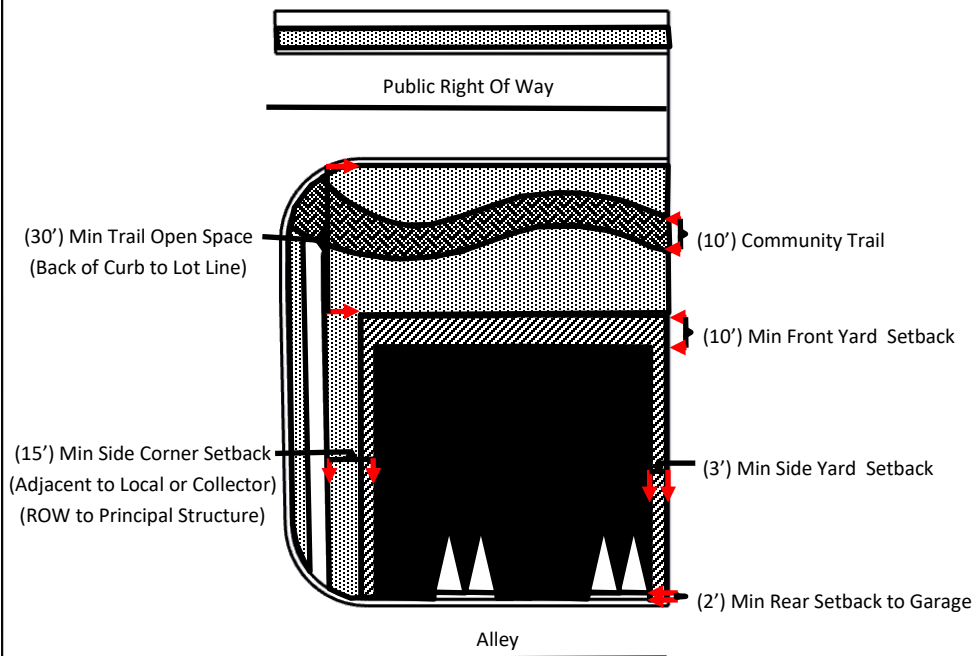
sheet index:
 TYPICAL
 LOT
 LAYOUTS

sheet no.
 5 of 6

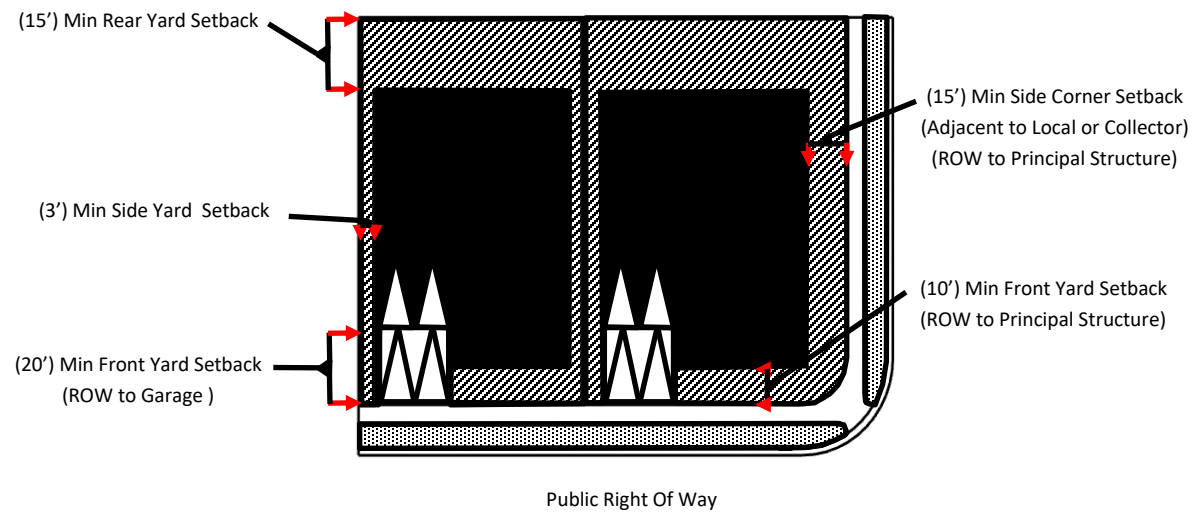
ANDERSON RANCH PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SECTION 18, RANGE 66 WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS,
 CITY OF COMMERCE CITY

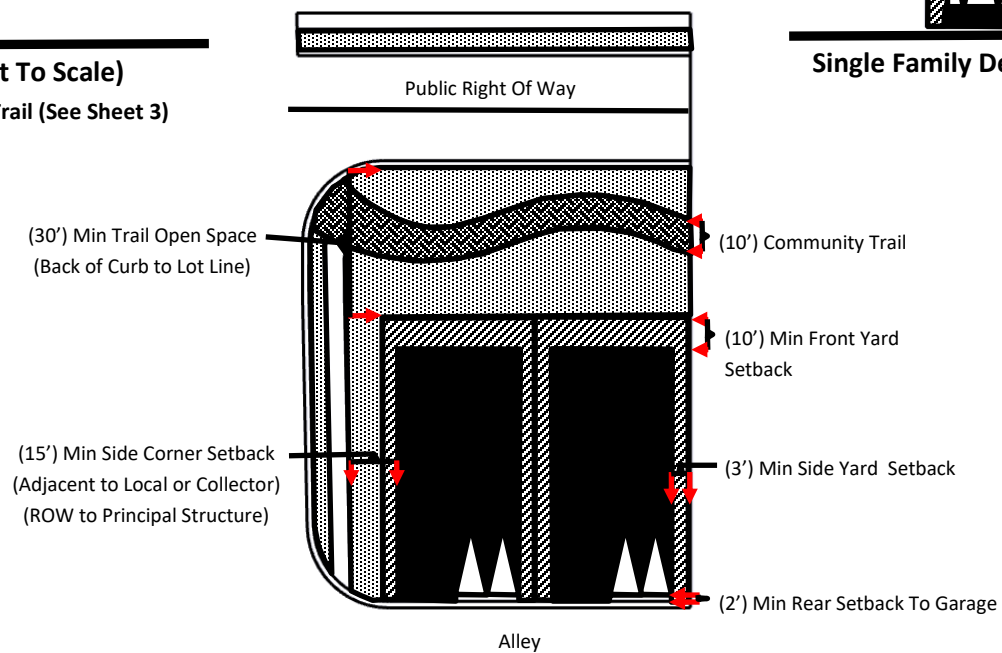
Lot Typicals



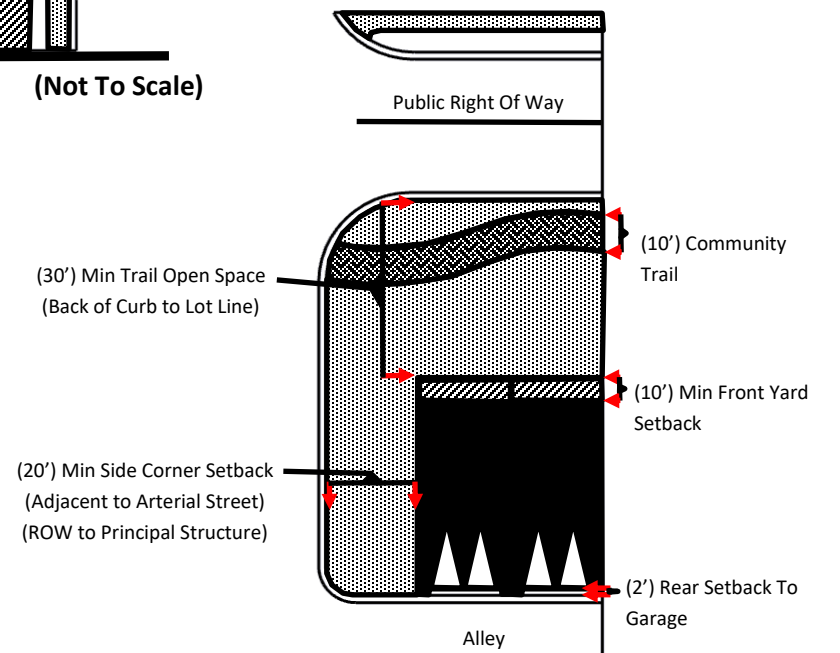
Duplex - Rear Loaded Garage (Not To Scale)
 (Lots Adjacent to 58' SW & NE Residential Street W/Trail (See Sheet 3))



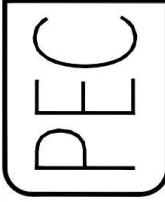
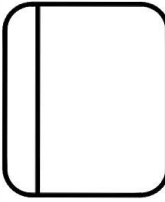
Single Family Detached - Front Loaded Garage (Not To Scale)



Single Family Detached - Rear Loaded Garage (Not To Scale)
 (Lots Adjacent to 58' SW & NE Residential Street W/Trail (See Sheet 3))



Townhome Attached - Rear Loaded Garage (Not To Scale)
 (Lots Adjacent to 58' SW & NE Residential Street W/Trail (See Sheet 3))



drawn by:
 AP

checked by:
 BA

date:
 2/29/2024

sheet index:
 DESIGN STANDARDS

sheet no.
 6 of 6

ANDERSON RANCH PUD ZONE DOCUMENT

TOWNSHIP 2 SOUTH, SECTION 18, RANGE 66 WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS,
 CITY OF COMMERCE CITY

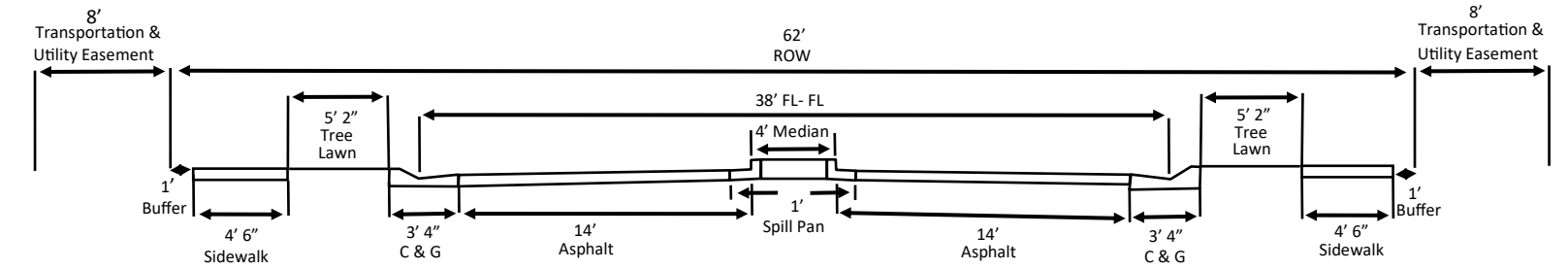
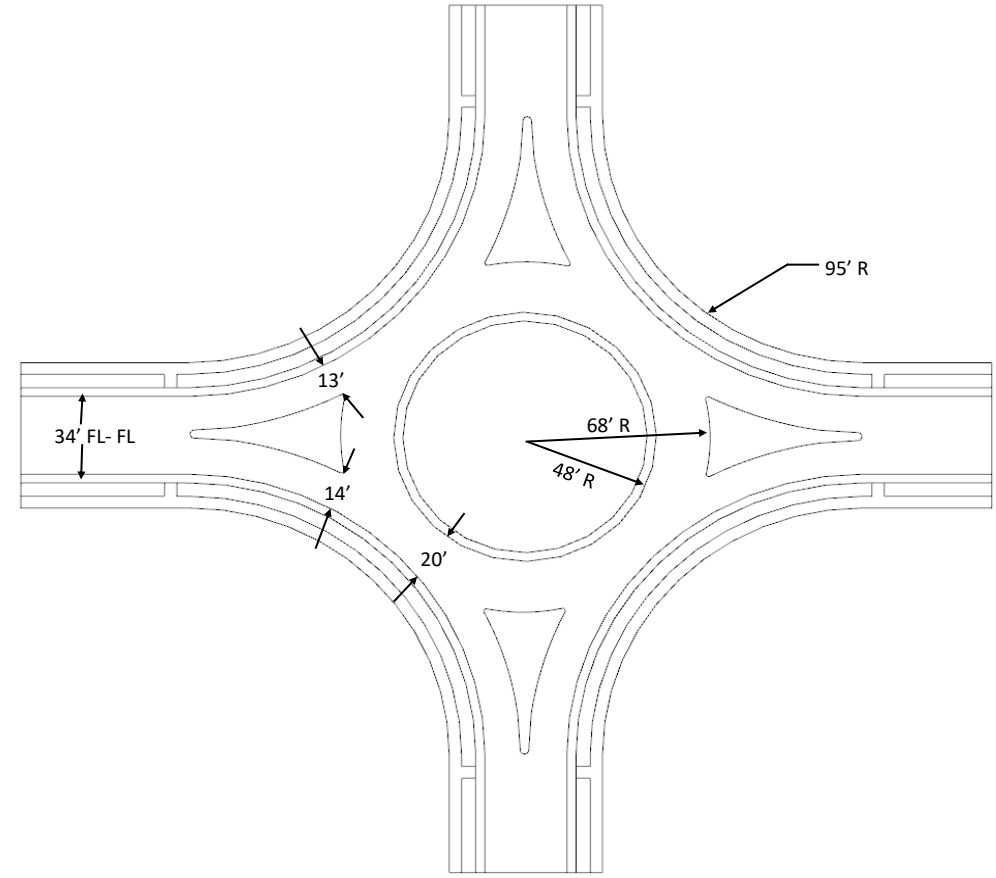
Project Street Cross-Sections

All public streets within project shall follow Commerce City standard street cross-section other than streets identified on sheet 3 Land Use Schematic.

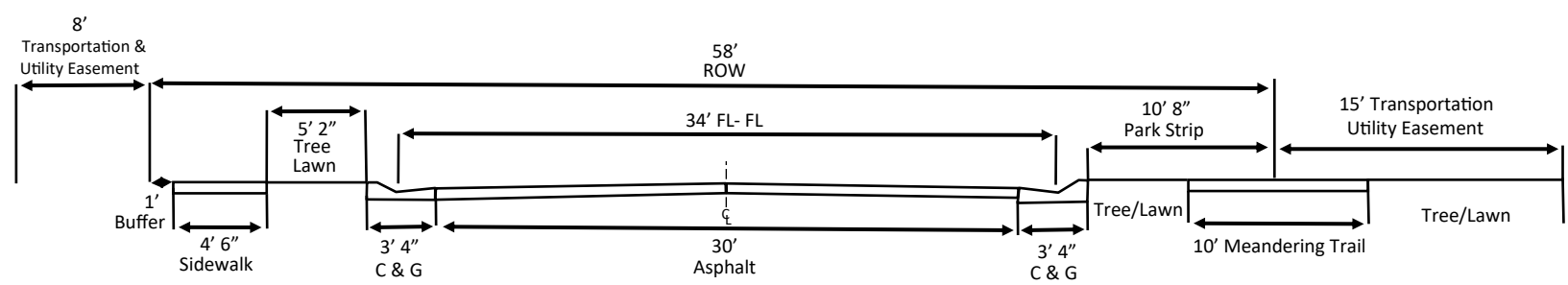
NOTE:

1. Striping not required.
2. Street parking allowed on public streets except for areas within the 62' residential street w/raised median.

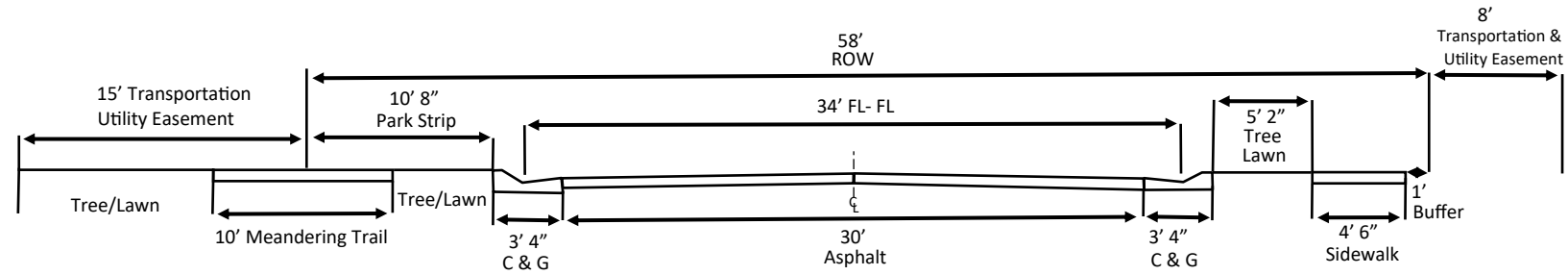
Roundabout



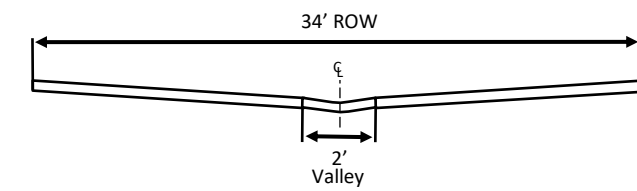
62' Residential Street w/Raised Median



58' SW Residential Street w/Trail



58' NE Residential Street w/Trail



34' Private Alley