

7001 COLORADO BOULEVARD

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE STATEMENT:

THE PURPOSE OF THIS CONCEPT PLAN IS TO CREATE A GUIDE FOR THE DEVELOPMENT OF THIS 3.98 AC PROPERTY AND FOR THE ANNEXATION INTO COMMERCE CITY WITH THE APPLICATION OF R3 ZONING.

DEVELOPER:

PROSPECT
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ARCHITECT:

GODDEN|SUDIK ARCHITECTS
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CIVIL ENGINEER:

KIMLEY-HORN
JAMES DESMOND
4582 S. ULSTER ST. #1500
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SITE DATA:

ZONING DESIGNATION = R-3
LOT SIZE (GROSS) = 173,914 SF (3.992 AC)
PROPOSED USE = MULTI-FAMILY RESIDENTIAL WITH LEASING, CLUBHOUSE AND COMMUNITY ROOM
ANCILLARY/UNCLASSIFIED USES.
MAX. DENSITY = 95 UNITS
MIN. OPEN SPACE = 26,021 SF (0.60 AC)

MINOR MODIFICATIONS PER 21-3215

MODIFICATION 1: 21-5440 (2) THERE SHALL BE NO MAXIMUM AMOUNT OF ACCESSORY STRUCTURES PERMITTED ON A SINGLE LOT

MODIFICATION 2: WHERE USED AS A WALL/FENCE TO THE ADJACENT DITCH, AN ACCESSORY STRUCTURE MAY HAVE A MIN. 0-FOOT SETBACK AND LANDSCAPE BUFFER

SUMMARY DEVELOPMENT STANDARDS: R-3 ZONING

THE FOLLOWING IS A SUMMARY OF DEVELOPMENT STANDARDS PER COMMERCE CITY LAND DEVELOPMENT CODE. NO MODIFICATIONS UNLESS LISTED BELOW.

R-3 PER SEC. 21-4310

MIN. DENSITY = 6 DU/AC
MAX. DENSITY = 24 DU/AC
MIN. FRONT YARD SETBACK = 20 FEET
MIN. SIDE YARD SETBACK = 20 FEET
MIN. REAR YARD SETBACK = 20 FEET
MAX. BUILDING HEIGHT = 50 FEET
MIN. OPEN SPACE = 15% GROSS LOT AREA

ACCESSORY STRUCTURES PER 21-5400

FRONT AND SIDE ON STREET SETBACK = NO FARTHER FORWARD THAN THE PRIMARY BUILDING FAÇADE
MIN. 5-FOOT SIDE AND REAR SETBACKS

PARKING PER 21-7233 & 21-7238

MINIMUM PARKING SHALL BE 50% THE AMOUNTS LISTED IN TABLE VIII-3 AND BEING WITHIN A QUARTER MILE OF A TRANSPORTATION STATION PER 21-7238 (2) (iii)



VICINITY / CONTEXT MAP

SCALE: 1"=500'

NO.	REVISION	BY	DATE	APPR

Kimley » Horn

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7001 COLORADO BOULEVARD
CITY OF COMMERCE CITY, COUNTY OF ADAMS
CONCEPT SITE PLAN

FILE NO.	DATE:	01/28/2022
PROJECT NO.	DESIGNED BY:	PMB
2022.01.25	DRAWN BY:	PMB
0962-16004	CHECKED BY:	PMB