

INTSEL PROPERTIES

Planned Unit Development

Parcels of land located in the west half of Section 28 Township 2 South,
Range 67 West of the 6th P.M.
City of Commerce City, State of Colorado

SHEET 1 OF 5

Legal Descriptions:
Know all men by these presents that Mid-Rail Real Estate, LLC being the owner of that part of the Section 28 Township 2 South, Range 67 West of the 6th P.M., being more particularly described as follows:

AREA A
Lot 1, Intsel Steel West Subdivision, recorded September 23, 2016 under Reception No. 2016000079990, Adams County, Colorado.

AREA B
Parcel 1: That part of the SE 1/4 NW 1/4 of Section 28, Township 2 South, Range 67 West of the 6th P.M., formerly known as Blocks 43,44, 53 and 54 in Irondale, County of Adams, State of Colorado. Together with the vacated alleys lying within said Blocks, the vacated Streets within the exterior boundaries of the said Blocks and the East 1/2 of the vacated street lying between the extended north line of Block 44 and the extended south line of Block 53, County of Adams, State of Colorado. Except any portion thereof lying within Lot 1, Intsel Steel West Subdivision, County of Adams, State of Colorado.

Parcel 2: A Tract of land in the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 2 South, Range 67 West of the 6th P.M., formerly known as Blocks 41, 42, 53 and 56 in Irondale, County of Adams, State of Colorado. Except any portion thereof lying within Lot 1, Intsel Steel West Subdivision, Adams County, State of CO

AREA C
Parcel 1: The Northeast 1/4, Northeast 1/4, Southwest 1/4 of Section 28, Township 2 South, Range 67 West of the 6th Principal Meridian, and the East 1/2 Northeast 1/4 Southwest 1/4 of Section 28, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado. Except any portion thereof lying with Rights-of-Way for Streets, County of Adams, State of Colorado.

Parcel 2: (White Annexation Parcel) A part of the NW 1/4 of the SE 1/4 of Section 28, Township 2 South, Range 67 West of the 6th P.M., more particularly described as follows: Beginning at a point 225 feet South along the West line of said SE 1/4 from the center of said Section 28; thence East 130 feet and parallel to the North line of said SE 1/4, thence South 415.7 feet thence North 414.6 feet along the West line of said SE 1/4 to Point of Beginning. Adams Cty, State of CO

AREA D:
Rail Acquisition Parcel: A Portion of land described in Reception Number 2016000020276 lying within the Southeast 1/4 of Section 28, Township 2 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado, being more particularly described as follows:
Considering the West line of Reception Number 2016000020276 to bearing N 00 28' 06" and with all bearings contained herein relative thereto.
Commence at the Center 1/4 of Section 28, Township 2 South, Range 67 West of the 6th P.M., Adams County, Colorado; thence N 89 59' 57" E for distance of 764.28 feet along the north line of the Southeast 1/4 of Section 28 to a point on the northwesterly right of way line of the C.B.&Q. Railroad; thence S. 41 48' 18" W for a distance of 391.62 feet along said right of way line to the POINT OF BEGINNING; thence continuing S 41 48' 18" W. for a distance of 469.16 feet along said right-of-way line; thence N 89 51' 59" W. for a distance of 65.76 feet to the east line of Reception Number 2016000020276; thence N 00 28' 06" E for a distance of 73.53 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 579.80 feet, a chord bearing of N 59 45' 21" E and a chord length of 232.99 feet; thence northeasterly along the arc of said curve a length 234.59 feet through a central angle of 23 10' 55" to the end of said curve; thence N 48 09' 53" E for a distance of 237.05 feet to the Point of Beginning.
County of Adams, State of Colorado Containing 0.44 acres (18,033 square feet) more or less.

Containing 54.2 acres total more or less.

Executed this _____ day of _____, AD 20_____.

Owner Signature and Printed Name

Mid-Rail Real Estate, LLC
Gary Stein, Manager

INTSEL PROPERTIES

Planned Unit Development

The Ownershp Certificate:
_____ being the owner of the property located in the City of Commerce City, County of Adams, and State of Colorado does hereby submit the Planned Unit Development Zone Document and agree to perform under the terms herein.

By: _____
Ellie Transport Services, Inc.
Carlos Altuzar, President

Notary:

State of _____
County of _____
City of _____

The foregoing was acknowledged before me this _____ day of _____, AD 20_____,
by (Seal)

My commission expires _____

Notary Public _____

The City Approval Certificate:
Approval by the City of Commerce City Planning Commission this __ day of _____, AD 20_____,

Chairperson _____

Approval by the City Council of the City of Commerce City this __ day of _____, AD 20_____,

City Clerk _____

Mayor _____

The Certificate of the Clerk and Recorder:
Adams County Clerk and Recorder's Certificate:
This PUD Zone Document was filed for record in the office of the Adams County Clerk and Recorder in the State of Colorado at _____ m on the _____ day of _____, AD 20_____.

INTSEL PROPERTIES
PUD ZONE DOCUMENT
Cover Sheet

SHEET INDEX SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PROJECT AND DESIGN INTENT
3	EXISTING CONDITIONS
4	LAND USE PLAN
5	LAND USE SCHEDULE
	LANDSCAPE PLAN EXAMPLE
	LANDSCAPE NOTES

RECEPTION NO. _____

SHEET
1 OF 5

Prepared By:

Westside Properties

Land Planning Services

Margo Schultz, AICP & Rob Thorsheim, AICP
5690 Webster Street, Arvada, CO 80002
rthorsheim1@comcast.net
(303) 902-4810

DATE	REVISION
3/16/2017	Concept Schematic
9/13/2017	Formal PUD Submittal
10/15/2017	Formal PUD Submittal

Property Owner:

Mid-Rail Real Estate, LLC
6000 Jensen Drive
Houston, TX 77026
(713) 354-4126

Sam Stein, Owner's Project
Manager

(713) 696-4027

sam.stein@sss-steel.com

INTSEL PROPERTIES
Planned Unit Development

Parcels of land located in the west half of Section 28 Township 2 South,
Range 67 West of the 6th P.M.
City of Commerce City, State of Colorado
SHEET 2 OF 5

Project Summary:

Project Vision: The purpose of the INTSEL Properties PUD is to create a railroad served multi-lot industrial project in the Irondale area of Commerce City that features large scale industrial, manufacturing and distribution with outdoor storage and warehousing capabilities. Products are to be delivered and distributed by rail and by truck throughout the Denver Metropolitan area and the Colorado region. Intel to coordinate with BNSF through the design on both the siding track and the rail spur to minimize rail crossing impacts to the intersection of E. 88th Ave. and Highway 2. Use and development standards are as allowed by the City's I-2 Zoning classification with the additional allowance for rail service and other related uses as outlined in this document. Street closure and vacation of a portion of Ulster Street is proposed to increase safety by eliminating rail crossings of the public road. Additionally, the P.U.D. provides standards to facilitate a master planned multi-use industrial park with some flexibility in front setback and building height. Xeriscape landscape standards shall apply. This will also allow on-site storm water retention facilities with the appropriate amount of landscaping.

Compliance with Comprehensive Plan: The proposed PUD Zoning shall include the following: 1) Parcel A: the existing INSTEL Warehouse platted as Lot 1 of the INSTEL Steel West Subdivision (20.22 acres); 2) The balance of the Mid-Rail Real Estate property referred to as parcels B and C (32.38 acres). Parcel C includes the 1.25 acre "White" property (which has been purchased by Mid-Rail and is proposed for annexation); and Parcel D, the former rail easement area across the Nance PUD (which easement area has now been purchased by Mid-Rail Real Estate). A minor Subdivision Plat combining the "White" property, the former rail easement area and a portion of the vacated Ulster Street right-of-way is being submitted immediately following this PUD Zoning. The proposed PUD Zoning is in keeping with the goals of the Commerce City comprehensive Plan. The development of the existing INTSEL and Mid-Rail Real Estate Land holdings, the annexation of the newly acquired 1.25 acre White parcel and the future construction of the rail tying the railroad to the INTSEL development all address the targeted "infill" goals identified in the Comprehensive Plan for the area. This includes reduction of the number of scattered undeveloped parcels in the area. The proposed General Industrial and Industrial distribution uses identified in the proposed PUD are in concert with uses identified in the Future Land Use Map of the City's Comprehensive Plan for the Irondale area which are anticipated to extend all the way to State Highway 2. The proposed PUD criteria and associated uses are also in keeping with the Comprehensive Plan land use goals of business recruitment and strengthening the area industrial base. The addition of the rail-spur connecting the BNSF rail-line to the INTSEL properties is also identified as a Comprehensive Plan goal which identifies multi-modal transportation.

Site Size: The entire area contained in this PUD zoning document is 54.261 acres* broken down as follows:

52.597 acres	–	Mid-Rail Real Estate, LLC Properties (Includes 20.218 acres of Lot 1, Steel West Subdivision)
1.250 acres	–	White Parcel Annexation
.414 acres	–	Nance PUD Easement / Purchase (Rail Parcel)
0 acres	–	Vacated Ulster Street Right-of-Way
		54.261 acres total

*Does not include area of vacated Right-of-Ways

Site Strengths: The area contained in the subject PUD is uniquely suited for a rail served multi-lot industrial warehouse, manufacturing and distribution business park. The area of the PUD is large enough to justify the cost of constructing a rail-spur and the site can accommodate rail spur geometry and the tract radii necessary. Further the site has arterial street truck access to E. 88th Avenue with connections to highways including State Highway 2, Interstate 76 etc. The property is relatively flat without significant need for earth fill necessary to achieve rail and the larger footprints of warehouse and distribution facilities. The BNSF rail line located along Highway 2 is a significant distribution link into the Denver Metro area and the 50 plus acres of the PUD is able to secure access to it.

Another strength of this site is it is an area suited for significant redevelopment

Site Challenges: There is a lack of storm water conveyance systems in the Irondale Area which is a site challenge. Storm water retention is required due to lack of storm water outfall infrastructure and this retention requires large areas to be devoted to storm water ponds. Further, the future storm water out-fall is along Ulster Street and at the front of several of the INTSEL lots. This requires ponds to be located along Ulster and requires a larger front setback for buildings which in part constitutes the need for PUD zoning.

Compatibility: The majority of new development in the Irondale area is larger warehouse, and truck oriented distribution uses particularly along E. 88th Ave. This PUD, is compatible with this trend. In the short term, there are numerous Adams County enclaves surrounding the property with transitional residential uses many of which also are being used for business, trucking and storage.

Project Phasing: The railroad spur improvements, and improvements to E. 84th Avenue and the construction of the Ulster Street and E. 83rd Avenue cul-de-sacs are anticipated to occur early in 2018. The Minor Plat combining the rail spur acquisition area, the White parcel annexation area and the vacated portion of Ulster Street are also anticipated to occur immediately following the annexation of the White parcel and the vacation of a portion of Ulster Street. The timing of subsequent platting and development of additional lots is unknown at this time.

Site Circulation: With the street vacation proposed of Ulster Street, most circulation from and to the PUD will be to East 88th Avenue from Ulster Street where circulation then connects to the Metropolitan area highway network. Some access will occur along East 84th Avenue to Rosemary Street. Final driveway locations to be approved by the City Engineer. It is important to note that the installation of rail will significantly reduce truck trips to the site as the majority of larger deliveries will be by rail rather than by truck and smaller loads by truck will be out-going from the property. In all respects, rail service as allowed by the PUD will reduce the impact of traffic from this Business Park. It is anticipated that railcar deliveries and the unloading of the railcars will occur approximately 1 or 2 times in a 24 hour period (1 in and 1 out or 2 in and 2 out). Deliveries may also be restricted to 2 or 3 times per week. No cars will ever sit stationary blocking E. 84th Ave., but will traverse across. The primary rail spur will be limited to one crossing at E. 84th Ave. (approximate location shown on Page Two Land Use Map). It is anticipated that rail cars will be dropped off onto rail spurs located on individual lots.

Street sections for public roadways shall be per City approved construction plans. Any deviations from the typical street sections shall be approved by the City Engineer.

Proposed access points are subject to adjustment and must be approved by the city engineer.

Note: Prior to the construction of the rail spur, the approved development plan for Instel Steel will be amended to show the entire rail spur.

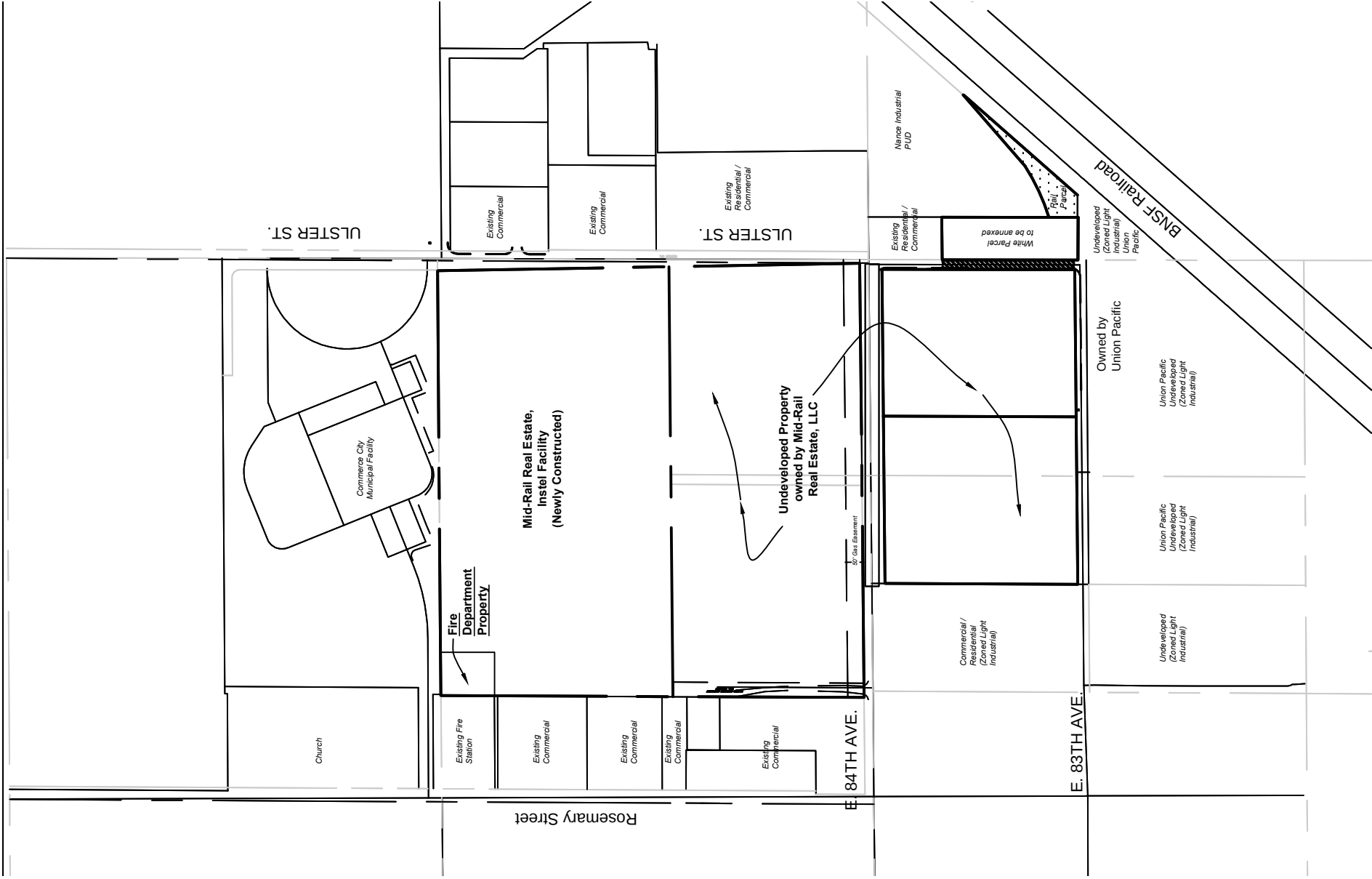
Prepared By: Westside Properties Land Planning Services Margo Schultz, AICP & Rob Thorsheim, AICP 5690 Webster Street, Arvada, CO 80002 rthorsheim1@comcast.net (303) 902-4810	
DATE	REVISION
3/16/2017	Concept Schematic
9/13/2017	Formal PUD Submittal
10/15/2017	Formal PUD Submittal

Property Owner:

Mid-Rail Real Estate, LLC
6000 Jensen Drive
Houston, TX 77026
(713) 354-4126

Sam Stein, Owner's Project
Manager
(713) 696-4027
sam.stein@sss-steel.com

INTSEL PROPERTIES
PUD ZONE DOCUMENT
PROJECT AND DESIGN INTENT
EXISTING CONDITIONS



Existing Conditions

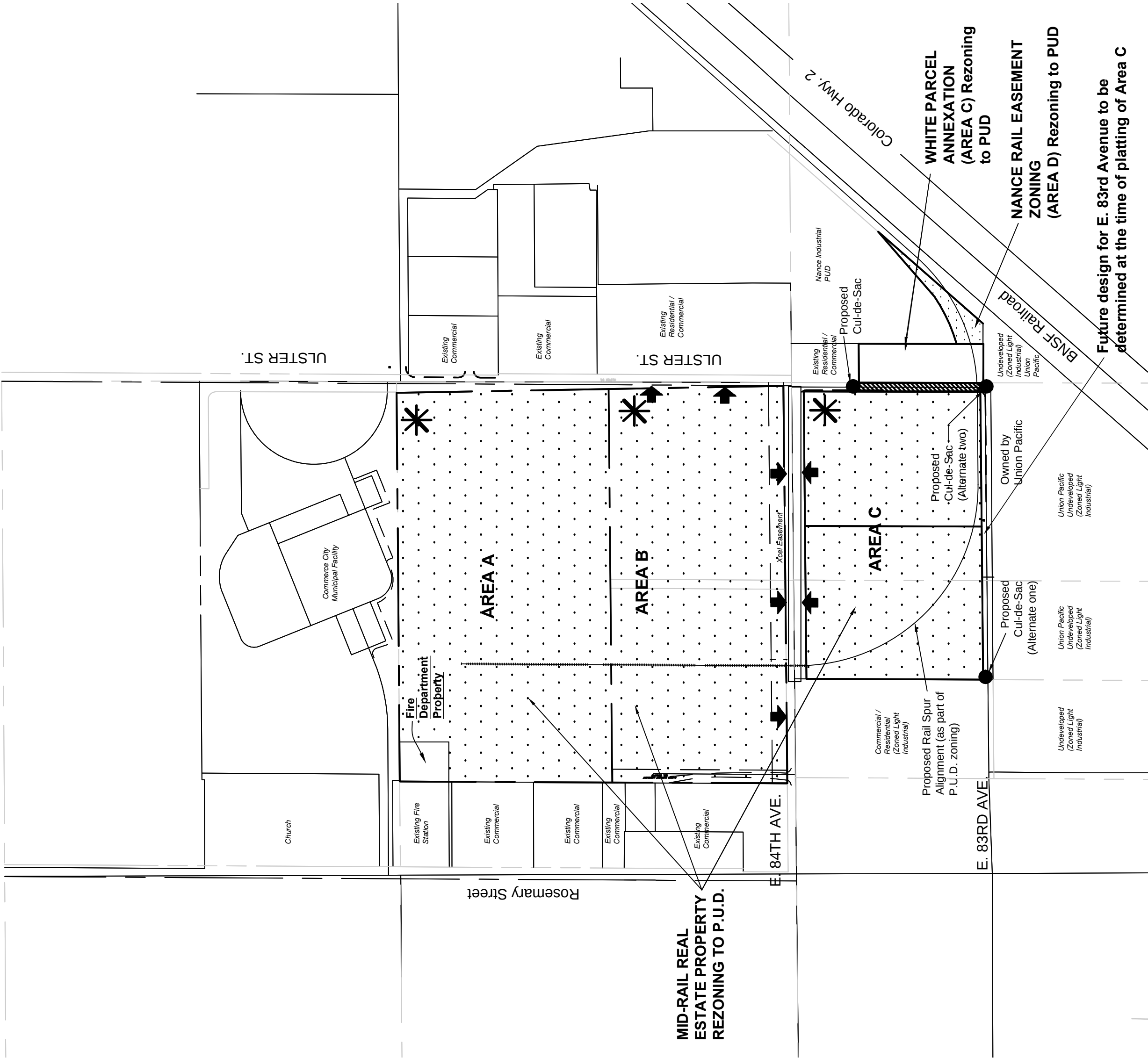
INTSEL PROPERTIES

Planned Unit Development

Parcels of land located in the west half of Section 28 Township 2 South,
Range 67 West of the 6th P.M.
City of Commerce City, State of Colorado

SHEET 3 OF 5

E. 88th Ave.



- LEGEND:
- Registered Open Water Retention Pond
(existing & preliminary location for
future uses)
- Potential Point of Access
- Project Area

Land Use Map:
Scale: 1"=300'

3001500300

ORIGINAL SCALE: 1" = 300

INSTEL PUD - BULK STANDARDS
FOR ALL LOTS

(same) indicates same as I-2

Minimum Gross Floor Area	N/A (same)
Minimum Density	N/A (same)
Maximum Density	N/A (same)
Minimum Floor Area Ratio	.05 (same)
Maximum Floor Area Ratio	N/A (same)
Minimum Lot Area	No minimum proposed
Maximum Lot Area	N/A (same)
Minimum Lot Frontage	80' (same)
Minimum Front Yard Setback	20' (same)
Maximum Front Yard Setback	No maximum proposed. Site drainage throughout requires large detention/retention ponds, which may require building setbacks larger than the I-2 maximum setback (100').
Minimum Side Yard Setback (interior lot)	20' (same)
Maximum Side Yard Setback (interior lot)	N/A (same)
Minimum Side Yard Setback (corner lot)	20' (same)
Maximum Side Yard Setback (corner lot)	N/A (same)
Minimum Side Yard Setback (corner lot on collector or arterial)	20' (same)
Maximum Side Yard Setback (corner lot on collector or arterial)	N/A (same)
Minimum Rear Yard Setback	25' (same)
Minimum Building Height	15' (same)
Maximum Building Height	60' maximum height proposed (10' higher than I-2 maximum height of 50' necessary to accommodate interior equipment)
Minimum Open Space Building Location	N/A (same)
Building Separation	No building shall be located less than 50' from boundary of any residential zone (same)
	N/A (same)

DEVELOPMENT AND DESIGN STANDARDS

Commerce City Land Developemtn Code (LDC) shall apply to Lots developed within the Intsel Properties PUD, unless specifically stated otherwise.

Architectural Standards	Per LDC
Fencing	Per LDC with the exception that fence height shall be allowed at 10' ht along interior property lines not adjacent to the street right-of-way and may be allowed at 10' height along the west outside perimeter property line unless the fence would occur in the front setback of a building.
Outdoor Storage	Approved fencing materials may also include metal or standing seam metal fencing, with wood or steel posts
	Per LDC with the exception that Outdoor Storage may be stacked to 10' in height if fence is 10' high, or to height of fence if fence is lower.
	Outdoor Storage may be visible from Public Use or Lot 1 (Use Area A), and shall be allowed.

Prepared By:

Westside Properties

Land Planning Services

Margo Schultz, AICP & Rob Thorsheim, AICP
5690 Webster Street, Arvada, CO 80002
rthorsheim1@comcast.net
(303) 902-4810

DATE	REVISION
3/16/2017	Concept Schematic
9/13/2017	Formal PUD Submittal
10/15/2017	Formal PUD Submittal

Property Owner:

Mid-Rail Real Estate, LLC

6000 Jensen Drive

Houston, TX 77026

(713) 354-4126

Sam Stein, Owner's Project Manager

(713) 696-4027

sam.stein@sss-steel.com

INTSEL PROPERTIES

PUD ZONE DOCUMENT

LAND USE PLAN

SHEET

3 OF 5

INTSEL PROPERTIES

Planned Unit Development

Parcels of land located in the west half of Section 28 Township 2 South,
Range 67 West of the 6th P.M.
City of Commerce City, State of Colorado

SHEET 5 OF 5

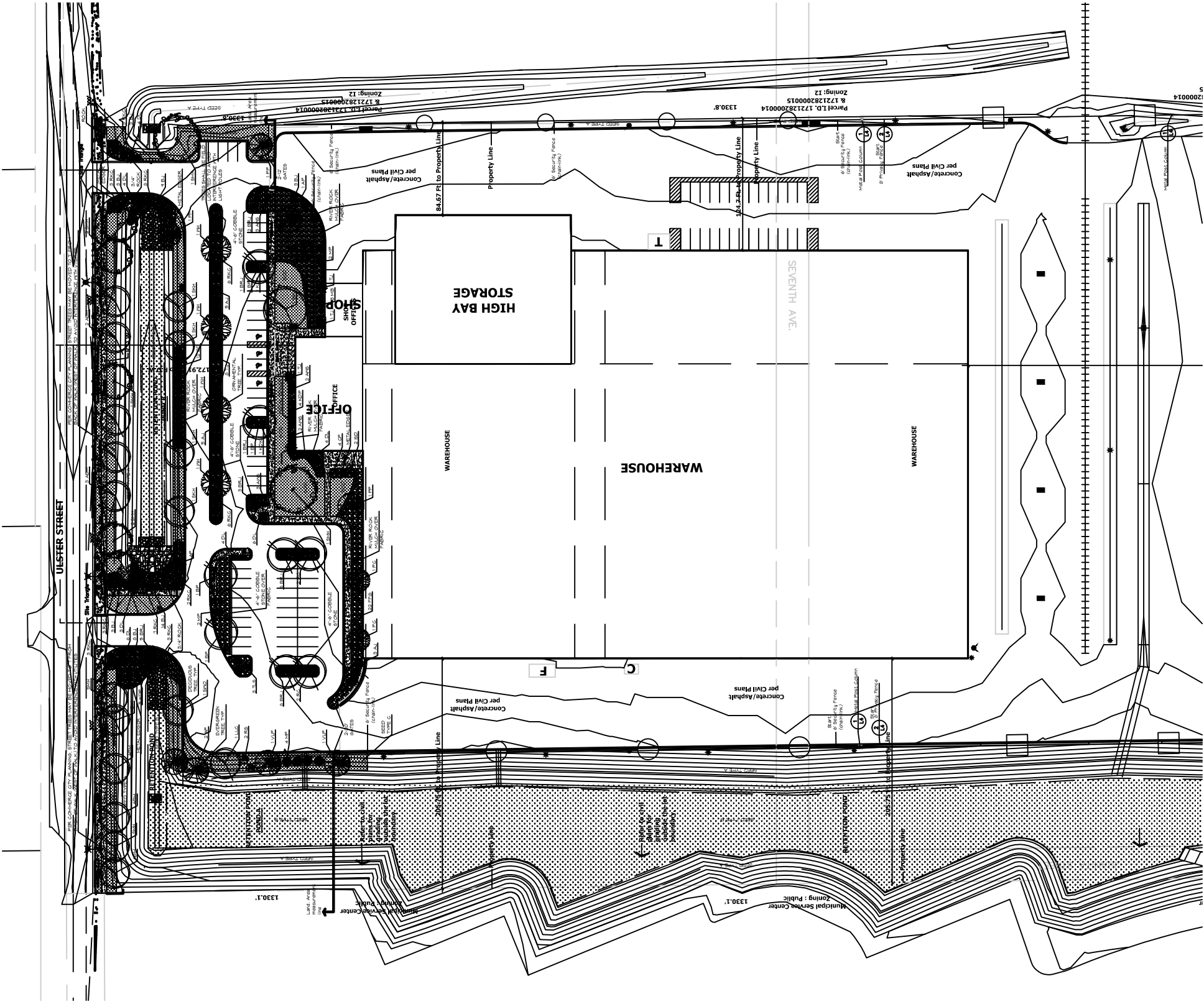
INTSEL PUD LANDSCAPE REQUIREMENT					
DEVELOPMENT TYPE	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA EXCLUSIONS	TREES	SHRUBS	IRRIGATED TURF
PUD (Industrial) Up to 43,560 SF Lot Area	20% of Site	Outdoor Storage Areas, Loading Areas, Detention Pond Areas, (unless adjacent to street)	1 per 1200 SF of Required Landscape Area (2" Min Caliper)	3 Shrubs per 1200 SF of Landscape Area (5 Gallon Container)	Maximum of 50% of Required Landscape Area (excludes native grass areas)
	15% of Site	Outdoor Storage Areas, Loading Areas, Detention Pond Areas, (unless adjacent to street)	1 per 1800 SF of Required Landscape Area (2" Min Caliper)	3 Shrubs per 1800 SF of Landscape Area (5 Gallon Container)	Maximum of 50% of Required Landscape Area (excludes native grass areas)

PUD (Industrial) Greater than 43,560 SF up to 5 Acres	20% of Site	Outdoor Storage Areas, Loading Areas, Detention Pond Areas, (unless adjacent to street)	1 per 1200 SF of Required Landscape Area (2" Min Caliper)	3 Shrubs per 1200 SF of Landscape Area (5 Gallon Container)	Maximum of 50% of Required Landscape Area (excludes native grass areas)	20' Depth from R.O.W. Towards Site 1 Tree Per 40 LF Along Street Frontage	Irrigated Turf, or 7 Shrubs per LF over Mulch/Fabric	1 Tree, 3 Shrubs per 1200 SF	Turf, Irrigated or Non-Irrigated Mulch, Crusher Fines or Hard Surface
	15% of Site	Outdoor Storage Areas, Loading Areas, Detention Pond Areas, (unless adjacent to street)	1 per 1800 SF of Required Landscape Area (2" Min Caliper)	3 Shrubs per 1800 SF of Landscape Area (5 Gallon Container)	Maximum of 50% of Required Landscape Area (excludes native grass areas)	20' Depth from R.O.W. Towards Site 1 Tree Per 40 LF Along Street Frontage	Irrigated Turf, or 7 Shrubs per LF over Mulch/Fabric	1 Tree, 3 Shrubs per 1800 SF	Turf, Irrigated or Non-Irrigated Mulch, Crusher Fines or Hard Surface

PUD (Industrial) Greater than 5 Acres	Landscaping area required from one half of the way to the back of the building, out to adjacent street	Outdoor Storage Areas, Loading Areas, Detention Pond Areas (unless adjacent to street)	1 per 1800 SF of Required Landscape Area (2" Min Caliper)	3 Shrubs per 1800 SF of Landscape Area (5 Gallon Container)	Maximum of 50% of Required Landscape Area (excludes native grass areas)	20' Depth from R.O.W. Towards Site 1 Tree Per 40 LF Along Street Frontage	Irrigated Turf, or 7 Shrubs per LF over Mulch/Fabric	1 Tree, 3 Shrubs per 1800 SF	Turf, Irrigated or Non-Irrigated Mulch, Crusher Fines or Hard Surface
	For corner lots, Side setback areas to be Landscaped	Outdoor Storage Areas, Loading Areas, Detention Pond Areas (unless adjacent to street)							

DEVELOPMENT TYPE	PARKING LOT ISLANDS	PARKING LOT LANDSCAPE MEDIAN	DETENTION/RETENTION AREAS	DETENTION/RETENTION POND NOT LOCATED NEAR STREET OR HIGH USE AREA	
PUD (Industrial) Up to 43,560 SF Lot Area	Maximum 15 spaces btwn islands in front of bldgs Otherwise maximum 30 spaces btwn islands	Required every 6 consecutive rows	Include as part of average landscape area	Include as part of average landscape area	
PUD (Industrial) Greater than 43,560 SF Up to 5 Acres	Maximum 15 spaces btwn islands in front of bldgs, Otherwise maximum 30 spaces btwn islands	Required every 6 consecutive rows	Irrigated sod area around the perimeter, plus 7 shrubs per 100 LF of perimeter. Non-irrigated wet area seed mix at the pond bottom & sides	Dryland grass seed around perimeter. Water to establish only. Non-irrigated wet area seed mix at the pond bottom and sides.	
PUD (Industrial) Greater than 5 Acres	Maximum 15 spaces btwn islands in front of bldgs, Otherwise maximum 30 spaces btwn islands	Required every 6 consecutive rows	Irrigated sod area around the perimeter, plus 7 shrubs per 100 LF of perimeter. Non-irrigated wet area seed mix at the pond bottom & sides	Dryland grass seed around perimeter. Water to establish only. Non-irrigated wet area seed mix at the pond bottom and sides.	

Note: If trees cannot be planted in a tree lawn or along a street frontage due to utility conflicts, they will be planted behind the sidewalk within 7' of the back edge of the sidewalk where possible.



Landscape Plan Example:
Scale: NTS

Prepared By:
Westside Properties
Land Planning Services
Margo Schultz, AICP & Rob Thorsheim, AICP
5690 Webster Street, Arvada, CO 80002
rthorsheim1@comcast.net
(303) 902-4810

DATE	REVISION
3/16/2017	Concept Schematic
9/13/2017	Formal PUD Submittal
10/15/2017	Formal PUD Submittal

Property Owner:

Mid-Rail Real Estate, LLC
6000 Jensen Drive
Houston, TX 77026
(713) 354-4126

Sam Stein, Owner's Project
Manager
(713) 696-4027
sam.stein@sss-steel.com

INTSEL PROPERTIES
PUD ZONE DOCUMENT
LANDSCAPE PLAN EXAMPLE
LANDSCAPE NOTES

SHEET
5 OF 5