

PROJECT SUMMARY

Project Area: 597.74 Acres
Existing Comprehensive Plan
Land Use Designations: Residential Medium
Commercial (Corridor & Community)
Mixed Use
Office / Flex
Agriculture.
Existing Land Use:
Proposed Zoning/Land Uses: Legato PUD Zone (Residential Medium,
Commercial, Mixed Use and Office/Flex)

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT COHEN DENVER AIRPORT, LLC BEING THE OWNER OF THE PART OF A TRACT OF LAND LOCATED IN SECTIONS 22 AND 23, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT;

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "ISI 2018 LS 29425" AND AT THE EAST END BY A FOUND 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC. 1994 PLS 24960", SAID NORTH LINE BEARS N89°38'58" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE SOUTH 46°50'08" EAST 170.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE, RECORDED IN BOOK 4340 AT PAGE 144, ADAMS COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 85°50'08" EAST 169.10 FEET;
2. NORTH 89°38'58" EAST 2382.59 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 22;
3. NORTH 89°37'09" EAST 501.92 FEET TO THE WESTERLY LINE OF E-470 PARCEL MU-129 LT, RECORDED AT RECEPTION NO. C0137464, ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S75°29'12" EAST 407.76 FEET;
2. SOUTH 85°18'02" EAST 570.57 FEET;
3. SOUTH 60°06'23" EAST 105.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1387.75 FEET AND A CHORD WHICH BEARS SOUTH 29°30'08" EAST;
4. 429.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°45'02.1
5. SOUTH 38°22'38 EAST 462.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1308.00 FEET AND A CHORD WHICH BEARS SOUTH 29°19'04" EAST;
6. 413.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°07'08";
7. SOUTH 20°15'30" EAST 202.03 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 2007000110748, ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES:

1. SOUTH 69°38'11" WEST 1002.52 FEET;
2. SOUTH 20°23'33" EAST 649.71 FEET;
3. NORTH 69°39'11" EAST 1000.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2739.79 FEET AND A CHORD WHICH BEARS SOUTH 15°40'34" EAST ON THE WESTERLY LINE OF SAID PARCEL MU-129 LT;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING EIGHT (8) COURSES:

1. 306.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°24'34";
2. SOUTH 12°28'17" EAST 252.26 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
3. CONTINUING SOUTH 12°28'17" EAST 218.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2989.79 FEET AND A CHORD WHICH BEARS SOUTH 19°19'24" EAST;
4. 715.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°42'12";
5. SOUTH 26°10'30" EAST 1301.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2739.79 FEET AND A CHORD WHICH BEARS SOUTH 23°09'18" EAST;
6. 288.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'23";
7. SOUTH 84°29'17" WEST 360.68 FEET;
8. SOUTH 68°39'38" WEST 328.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 88TH AVENUE, ADAMS COUNTY PETITION NO. 127, PAGE 524;

THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL MU-129 LT AND ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

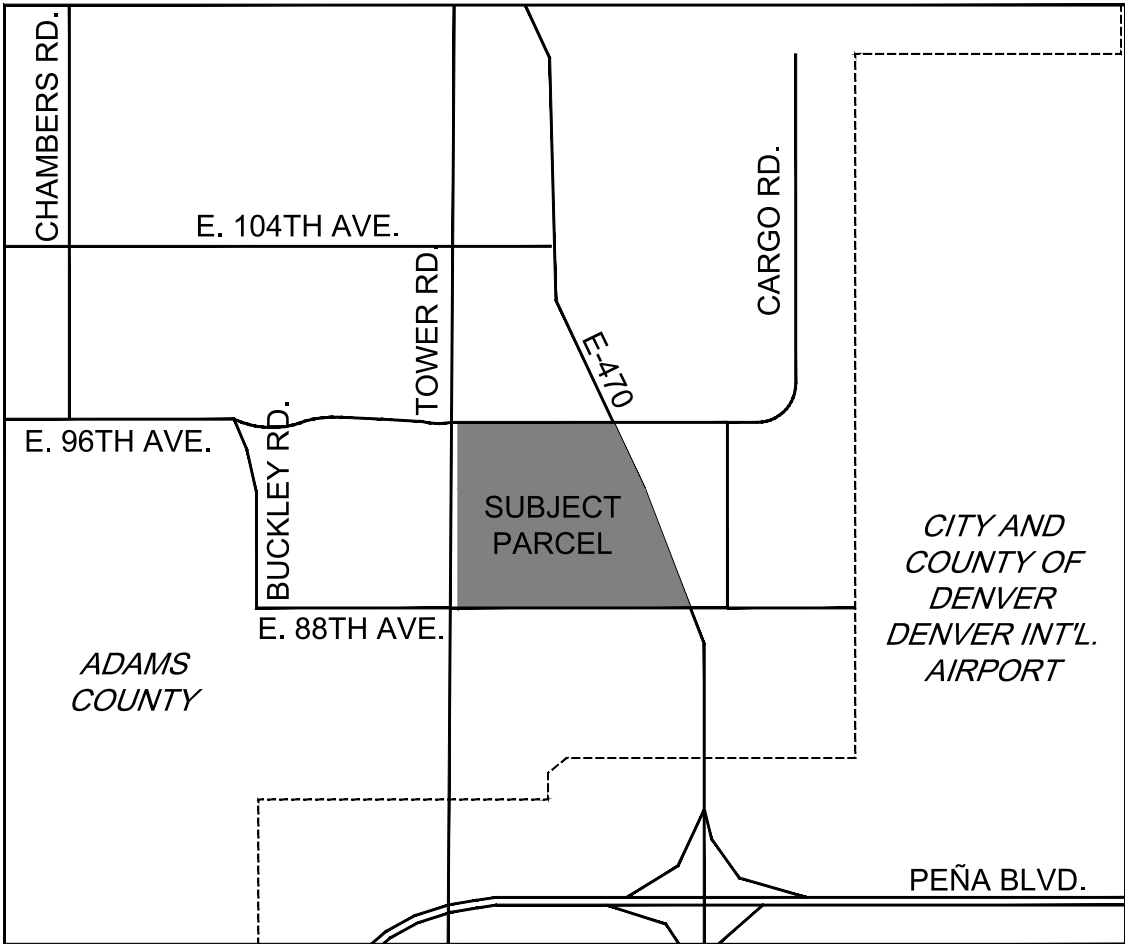
1. SOUTH 89°02'34" WEST 292.06 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
2. SOUTH 89°33'15" WEST 2672.53 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 22;
3. SOUTH 89°33'06" WEST 2597.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF TOWER ROAD AS DESCRIBED AT RECEPTION NO. 2018000024987, ADAMS COUNTY RECORDS;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

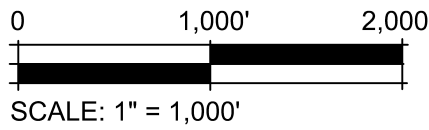
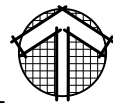
1. NORTH 00°21'27" WEST 986.41 FEET;
2. NORTH 89°38'33" EAST 21.30 FEET;
3. NORTH 00°21'27" WEST 70.08 FEET;
4. SOUTH 89°38'33" WEST 21.30 FEET;
5. NORTH 00°21'27" WEST 1550.48 FEET TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 22;
6. NORTH 00°21'24" WEST 2413.56 FEET;
7. NORTH 44°59'33" EAST 68.20 FEET;
8. NORTH 00°21'25" EAST 58.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 26,037,447 SQUARE FEET, OR 597.74 ACRES, MORE OR LESS.

LEGATO
PUD ZONE DOCUMENT
LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP



LAND OWNER
Cohen Denver Airport, LLC
2600 Paseo Verde Pkwy. #250
Henderson, NV 89074

CIVIL ENGINEER
Atwell
143 Union Boulevard, #700
Lakewood, CO 80228
303.462.1100

PLANNER
Henry Design Group
1501 Wazee Street, 1-C
Denver, CO 80202
303.446.2368

| LAND USE SUMMARY | | | | | |
|------------------|------------------------|--------------|----------------|--|-----------------|
| PARCEL | LAND USE | AREA (ACRES) | DWELLING UNITS | MIN. and MAX. DENSITY (DU/AC) OR MINIMUM FAR | PERCENT OF SITE |
| A | Single Family Attached | 13.7 | 206 | 6.0 -15.0 DU/Ac | 2.3 |
| B | Single Family Attached | 13.9 | 209 | 6.0 -15.0 DU/Ac | 2.3 |
| C | Single Family Detached | 106.3 | 850 | 4.0 - 8.0 DU/Ac | 17.8 |
| D | Single Family Detached | 47.1 | 377 | 4.0 - 8.0 DU/Ac | 7.8 |
| E | Neighborhood Park | 10.0 | | | 1.7 |
| F | School | 25.0 | | | 4.2 |
| G | Multiple Family | 19.9 | 796 | 8.0 - 40.0 DU/Ac | 3.3 |
| H | Commercial | 36.8 | | .05:1 FAR | 6.2 |
| I | Commercial | 14.9 | | .05:1 FAR | 2.5 |
| J | Detention | 10.5 | | .05:1 FAR | 1.8 |
| K | Commercial | 19.2 | | .05:1 FAR | 3.2 |
| L | Mixed Use | 18.2 | 510 DUs | .05:1 FAR NO MAX. DU/AC | 3.1 |
| M | Mixed Use | 21.1 | 590 DUs | .05:1 FAR NO MAX. DU/AC | 3.5 |
| N | Commercial | 12.0 | | .05:1 FAR | 2.0 |
| O | Detention | 22.2 | | | 3.7 |
| P | Office / Flex | 11.7 | | .05:1 FAR | 2.0 |
| Q | Office / Flex | 80.2 | | .05:1 FAR | 13.4 |
| R | Office / Flex | 76.6 | | .05:1 FAR | 12.8 |
| ROW | | 38.4 | | | 6.4 |
| TOTAL | | 597.7 | 3,538 | | 100% |

SHEET INDEX

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- 7 NON-RESIDENTIAL DEVELOPMENT STANDARDS & OVERALL DEVELOPMENT NOTES
- 8 PERMITTED LAND USES

OWNER'S CERTIFICATE

COHEN DENVER AIRPORT, LLC, BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

BY: _____, OWNER
COHEN DENVER AIRPORT, LLC

ACKNOWLEDGMENT:

STATE OF COLORADO)

CITY OF _____)

COUNTY OF _____)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, _____, BY _____ AS

_____ FOR (COMPANY NAME).

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY, PLANNING COMMISSION THIS

____ DAY OF _____, _____.

ATTEST:

CHAIRPERSON

CITY COUNCIL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS ____

DAY OF _____, _____.

ATTEST:

CITY CLERK

MAYOR

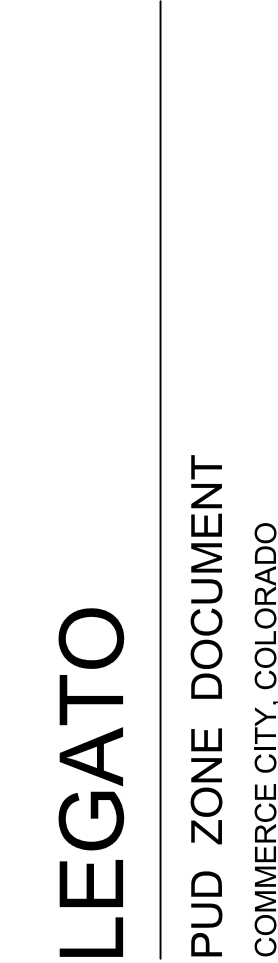
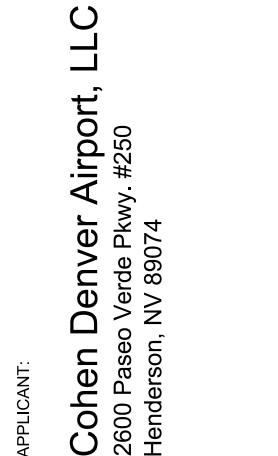
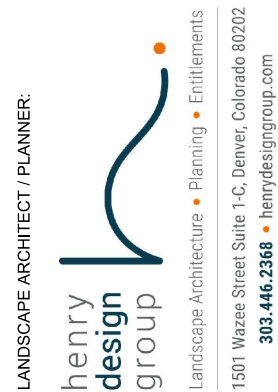
ADAMS COUNTY CLERK & RECORDER'S CERTIFICATE

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ O'CLOCK __M, THIS ____ DAY OF _____, _____.

BY: _____
COUNTY CLERK & RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____



| ISSUE DATE |
|---------------|
| 5-24-2019 |
| REVISION DATE |
| 9-16-2019 |
| 11-8-2019 |
| 12-06-2019 |

SHEET:

COVER

LEGATO
PUD ZONE DOCUMENT
LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

GENERAL PUD PROVISIONS

This PUD Document describes the permitted land uses, development intent and development standards for the property to establish and enhance the envisioned community character of an interconnected community. The permitted uses, road network and pedestrian corridors will allow residents and employees to live, work and recreate in a connected community. Legato will encompass a wide variety of uses ranging from commercial, mixed uses and employment opportunities to all types of residential within a community that is cohesively planned, with consistent streetscapes, unified architecture, and pedestrian connectivity between community gathering features. The PUD Zone Document establishes the land uses, location on the property and the applicable requirements pertaining to the development of the property

Project Intent

The intent of Legato is to create a well-planned, cohesive and compatible mixed-use community that takes advantage of its proximity to the Tower Road and E. 96th Avenue arterial roadway corridors, as well as the E-470 regional highway. Easy access to Denver International Airport and the northeastern Denver metropolitan area provides convenience to residents and economic opportunities for retail and service commercial users, employment possibilities, business campuses, warehousing and light manufacturing companies. The office/flex employment center is well positioned geographically with ease of access to attract employers and employees on a regional basis. It is anticipated that the commercial areas will provide goods and services for more local or nearby users.

A variety of residential dwelling types are anticipated including single family detached homes, green court and auto court homes, paired homes, single family attached and multiple family homes. The intent is to provide a range of homes of various sizes and price points for a wide demographic. The housing types will be attractive to young professionals, first time home buyers and young families through all stages of life with the opportunity to move into larger homes within the same community.

The central gathering space and organizing element of the neighborhood is a 10-acre neighborhood park and a 25-acre school. The park and school are adjacent to each other thereby enabling joint use of the outdoor facilities. The primary entry to the neighborhood will be from Tower Road via a parkway with a median terminating at the local street system surrounding the central core amenity. Direct views into the park and school site are available from the entry parkway. Pocket parks are connected to the central gathering space by trail corridors.

Key Goals of the Legato PUD:

- Create an overall master PUD plan that provides a flexible framework for development that can adjust to changing trends while maintaining the intent of the PUD
- Create a mixed-use neighborhood that provides for a variety of land uses in a cohesive, connected and compatible manner
- Provide for a variety of retail and service commercial, office and flex space
- Create a community destination with a sense of place focused around a 35-acre combined school and neighborhood park site at the core of the community

Mix of Land Use Type and Orientation

A mix of land uses creates a logical transition between commercial and residential uses by providing higher density uses adjacent to E-470 and the arterial road corridors while the lower density residential uses are internal to the site. The orientation of the mixed use, commercial and office/flex along the road corridors provides significant land area and opportunities for high visibility and easy access to the proposed non-residential uses.

Site Opportunities and Constraints

The land characteristics and location of the site are prime for development. The position of the site in northeast metropolitan area is easily accessible for residents to places of employment. The surrounding arterial road corridors provide visibility and access to a wide range of commercial, office and flex space. The gently rolling topography is relatively easy to develop with proper engineering, provides interest to the overall feel of the neighborhood and maintains long views of the Rocky Mountains to the west.

Constraints of the site are limited and can be mitigated through proper planning, engineering, transitioning land uses and buffering with landscape elements. The Office/Flex and an undulating landscape buffer are proposed adjacent to E. 88th Avenue to provide a compatible use buffer where adjacent to the Allied Waste System site. Homes are proposed a minimum of 1,000 feet from Allied Waste System site.

An oil and gas well site is located along E-470 and will comply with all state and local regulations. Office/flex space will surround the site providing an additional buffering around the well setback. The proposed school site is approximately 1500 linear feet as measured from the well pad site to the edge of the school property.

A portion of the higher reaches of Gramma Gulch is located in the southwest corner of the site. The gulch will be accommodated in a 100 foot wide drainage tract paralleling the south side of E. 90th Avenue. The drainage is located adjacent to the Office/Flex Planning Area and will be accommodated in the planning and design of the center.

A primary ridge bisects the site from northwest to southeast, creating two primary drainage basins. Two primary landscaped detention ponds are provided, with the overall drainage system addressed through a network of smaller ponds in the individual use areas. Overland drainage swales and storm pipes will assist to convey stormwater drainage to the primary detention and water quality ponds.

No rivers, creeks, streams, lakes, floodplains, significant wildlife habitat, parks, open space preserves, trail corridors, significant environmental features or areas of slopes 20% or greater exist within the project boundaries. Additional existing conditions include a water pump station and the E-470 regional trail adjacent to the eastern portion of the site. Denver International Airport is approximately 2-miles east of the site. Long views are available of the mountains to the west; and a landfill borders E. 88th Avenue south of the property.

Neighborhood Connectivity

Pedestrian connectivity is provided through a comprehensive system of off-street trails and detached sidewalks. This system will connect residents and employees to retail and service commercial uses, the office flex uses, pocket parks, the central school and neighborhood park, and the E-470 Greenway Trail along the eastern edge of the property.

The proposed internal road network within Legato is a modified grid street framework interconnecting all areas of the site; thereby, organizing the neighborhood around the central focal point. The local streets tie into the primary collector streets which access Tower Road, E. 96th Avenue and E. 88th Avenue. The land use pattern establishes continual collector road connections into the adjacent neighborhoods north of E. 96th Avenue, west of Tower Road, and south to E. 88th Avenue at N. Dunkirk Street. Access is limited to the east due to the proximity of E-470. Proposed street cross sections including enhanced walk sections will be provided with the Design Standards Document.

Unified Design

The intent is to provide a cohesive form of architecture and site design without being overly prescriptive. This allows some flexibility for the builders, which will be indicated at the time of PUD Development Permit. The unified themes will be provided in elements such as neighborhood design, landscaping, streetscapes, building materials, architectural styles, building massing, color palettes and building articulation, lighting, urban design, and signage. The unified design will be specified as part of a comprehensive set of Design Guidelines and Design Standards which will complement the Legato PUD Zone Document.

Consistent Streetscape Elements

Streetscape elements are key in furthering the intent of a consistent and unified design. Continuing the strong theme of a modified grid street network and pedestrian circulation, Legato will incorporate a street tree program and a tree lawn planting palette. Streetscape elements will help create a continuous community edge complementary to design elements established by the City along the E. 96th Avenue and Tower Road corridors. The street tree program, both internal and surrounding the community, will create a pleasing pedestrian environment, shaded sidewalks, visual interest, defined outdoor spaces and a strong neighborhood identity. Public art will be incorporated along the streetscape in key locations to reinforce the neighborhood theme.

Buffering of Disparate Uses

Streetscape buffers, transitions in land uses and setbacks will be provided to mitigate adjacent disparate land uses. The southern area of the site is proposed for office/flex space, abutting E. 88th Avenue and the Allied Waste Site. An undulating continuous landscape buffer with a minimum width of 50 feet is provided in a tract along the north side of E. 88th Avenue for screening purposes. The buffer shall undulate in width from a minimum of 50 feet to 80 feet in width and compliance with the buffer shall be demonstrated at the time of each PUD Development Permit. Commercial and office/flex uses are proposed along the west side of E-470 to aid in mitigating visual and noise impacts to future residents.

Landscaping

The design intent of the landscape is to provide a unified landscape theme throughout the community. The landscaping will utilize water conservation measures and incorporate xeriscape design elements. The use of a non-potable irrigation system is encouraged if available at the time of installation. All landscape areas shall incorporate a combination of shrubs, trees and ornamental grasses with four season interest. Parks and open space trail corridors shall be more manicured in nature, however the incorporation of xeric landscaping and native grasses where appropriate is encouraged to reduce water demand. Enhanced landscaping shall be provided at entries to the community to add interest and highlight entries into the neighborhood.

Phasing

Phasing will occur in a logical and cost-effective manner based on infrastructure connections and market conditions. The community is expected to build out in several phases. The spine infrastructure system of roads, drainage and utilities will be developed first; followed by single family detached residential homes located in the southwest portion of the site with primary access from Tower Road. Residential development will continue with commercial development anticipated once the onsite and nearby residential is in place to support the retail and service commercial. Higher density residential and the mixed-use areas will develop as the community starts to establish. The Office/Flex employment area is anticipated to develop as other regional facilities are established.

GENERAL PUD NOTES

1. Standards and Guidelines

Standards and guidelines for building materials and form, landscape design and materials, wayfinding and signage, and other site and building design elements shall be provided in future Design Guidelines and Design Standards submitted separately from this PUD Zone Document but prior to PUD Development Permit or Subdivision Platting.

2. Residential Unit Transfers

In general, residential Planning Areas may contain up to an additional twenty percent (20%) of the maximum number of units allowed for each Planning Area as set forth in the Legato PUD Zone Document. The total number of dwelling units actually developed in a Planning Area may be less than the number established on the Zone Document. Unbuilt or unused dwelling units as determined at Final Plat in any Planning Area, may be transferred to other Planning Area of a similar type provided the receiving Planning Area does not exceed twenty percent (20%) over the original density. Any transfer shall be approved by the Community Development Director and requires approval of a Subdivision Plat and PUD Development Permit. Transfer of density may occur between Planning Areas A and B and between C and D. Transfers of density shall be tracked by the developer and provided to the Director of Community Development with each such transfer at the time of Subdivision Plat and PUD Development Permit stage. Once a Planning Area has been fully platted any remaining/unplatted residential units designated on the PUD Zone Document within said Planning Area(s) shall remain available for transfer to other unplatted residential Planning Area(s) of the same residential type.

3. Overall PUD Density Increase

Any request for density over and above maximum permitted density shown on the land use schedule will be considered a major amendment to this PUD and must follow the procedures outlined in Section 21, the City of Commerce City Land Development Code.

4. PUD Density Increase for Mixed Use Areas

Development within the Mixed-Use areas are encouraged to provide a vertical or horizontal mix of commercial and residential land uses designed in a cohesive and integrated method. The site design should provide inviting pedestrian spaces. A vertically mixed-use development of residential and commercial uses shall have no maximum density.

5. Planning Area Boundaries

Planning Area boundaries are measured to the proposed ultimate right-of-way line of collector and arterial streets. The boundaries of Planning Areas may be modified through the platting process due to the ultimate design of alignments of any streets, parks, open space areas, adjacent parcels, etc. Changes up to 20% are permitted and only require approval of the Community Development Director.

6. Greenway Trail and Pocket Parks

Greenway trail corridors illustrated on the Community Design Elements Schematic Diagram are intended as a primary pedestrian circulation system, similar to streets within the development with the exclusion of automobile traffic. Buildings shall face the greenway trail corridors to the maximum extent feasible.

7. Agricultural Uses

The existing agricultural uses are permitted to continue in operation and use until such time development occurs in a specific Planning Area. Upon commencement of construction within the Planning Area the agricultural use shall cease operation. No new agricultural uses and structures are permitted.

8. Access and Roads

Access and road classifications shown throughout this PUD are conceptual and in accordance with the City of Commerce City C3 Vision Comprehensive Plan. The access points and road classifications are subject to change during the PUD Development Permit process as determined by the Traffic Analysis.

9. Right-of-Way Dedication

All public streets internal to the site shall be dedicated to the City of Commerce City. Additional right-of-way dedication is required for the perimeter streets as follows:

- a. -19 feet on the south side of E. 96th Avenue to complete the major arterial ROW of 150 feet (75 feet south of the section line)
- b. -30 feet on the north side of E. 88th Avenue to complete the minor arterial ROW of 120 feet (40 feet on the north side of the section line)



APPLICANT:
Cohen Denver Airport, LLC
2600 Paseo Verde Pkwy. #250
Henderson, NV 89074

LEGATO
PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

ISSUE DATE
5-24-2019

REVISION DATE
9-16-2019
11-8-2019
12-06-2019

SHEET:
GENERAL PROVISIONS
2 of 8

LEGATO PUD ZONE DOCUMENT

LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

96th Avenue:
STANDARD STREET SECTION

COMMUNITY IMAGE & CHARACTER

Legato focuses on neighborhood connectivity, strong pedestrian accessibility and centralized community focal points.

COMMUNITY PROGRAM ELEMENTS

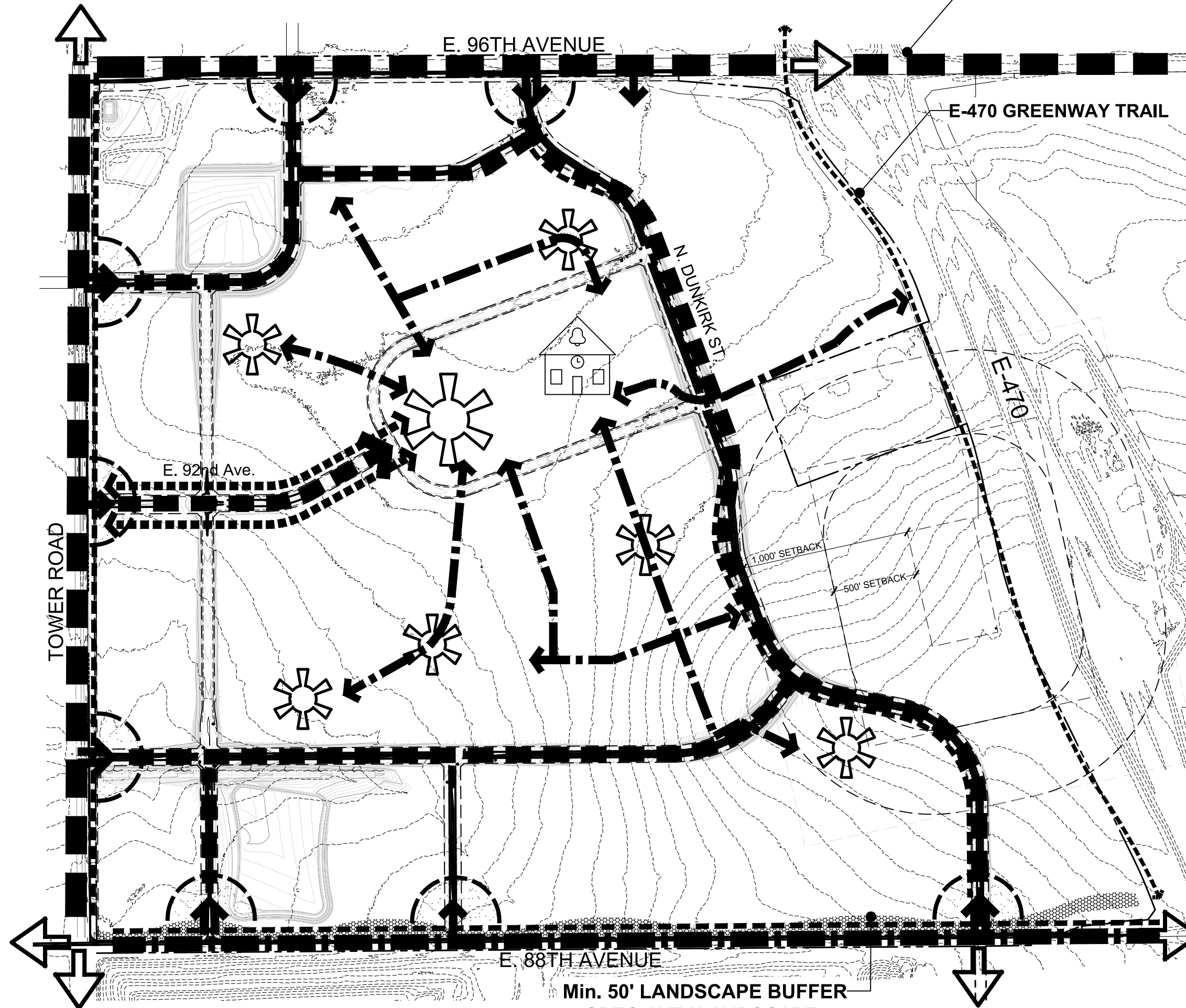
- Utilize indigenous materials and other compatible materials associated with the region.
- Provide learning opportunities for residents and the community through the use of interpretive signage.
- Integrate community gathering opportunities into the landscape plan to promote community interaction.
- Provide site amenities along public corridors and gathering spaces, including benches, litter receptacles and bike racks.
- Provide pedestrian corridors within green space to promote recreation and community interaction.
- Promote sustainability through the selection of reusable and/or indigenous furniture products that have recycled, reclaimed, local, renewable and non-toxic content.

COMMUNITY FOCAL POINTS

The community focal points shall serve as central gathering spaces for Legato with a variety of active and passive activities. Some of the elements within these spaces will include playgrounds, open play fields, shade structures, stages, plazas and display gardens. Complimentary features will include trails, shade trees, benches, bike racks and dog waste stations. The size and content of these areas will be determined during Design Guidelines and Design Standards submittal.

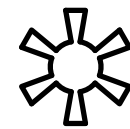
SITE AMENITY CHARACTER

Site amenities shall be selected to promote the distinct character of the community and to be compatible with each use area. Amenities will be made in a range of materials to reflect the unique character associated with the specific use. For example, commercial areas shall use the most durable finishes such as aluminum or powder coated metal. Typical site amenities will include benches, bike racks, picnic tables, litter receptacles and dog waste stations. Final amenity selections will be determined during the Design Guidelines and Design Standards submittal.



Min. 50' LANDSCAPE BUFFER
• SPECIALTY LANDSCAPE TREATMENT

LEGEND



COMMUNITY FOCAL POINT

The community focal points serve as key links to pedestrian and vehicular circulation routes for an interconnected community.



PRIMARY COMMUNITY ACCESS

Primary access points shall establish gateways to the community with entry nodes and full access to the development.



SECONDARY COMMUNITY ACCESS

Secondary access points shall maintain the character of the community entry nodes and allow for immediate access into the community.



CONNECTIVITY

Internal circulation is proposed for best accessibility and connection to surrounding arterial roads.



PRINCIPAL ARTERIAL STREETS

Character for the City's arterial streets shall be maintained as designed for future expansion.



MINOR ARTERIAL STREETS

Direct access to properties providing generally unimpeded connections within the community and distribute traffic. A buffer is provided on the north side of E. 88th Avenue.



INTERNAL MAJOR AND RESIDENTIAL COLLECTOR STREETS

Internal streets shall have sidewalks and shade trees to promote wayfinding and pedestrian connectivity.



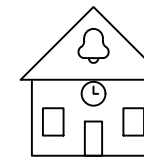
PEDESTRIAN TRAIL CONNECTIONS

Trail corridors shall provide recreational use and connections to community focal points. Trails shall be 8 feet wide.



COMMUNITY ENTRY NODE

Each community entry serves as a gateway to the community with special landscape design to highlight the entry locations.



SCHOOL SITE

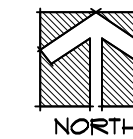
The school site serves as a focal point and a significant link to pedestrian and vehicular circulation routes.

BIKE LANE + PEDESTRIAN WALK

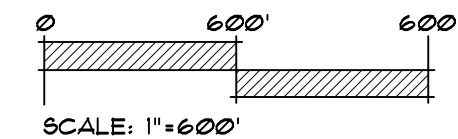
5' bike lane with 10' detached sidewalk along N. Dunkirk Street, 88th Avenue and Tower Road.

PEDESTRIAN WALK

8' detached sidewalk along both sides of E. 92nd Avenue.



NORTH



SCALE: 1"=600'

COMMUNITY LIGHTING

Community lighting shall be selected to promote the distinct character of each community area, reduce light pollution and aid in wayfinding. A range of materials and products shall be utilized to accomplish these goals. The overall lighting package shall be compatible with the overall site amenities. Commercial pedestrian areas, as an example, could incorporate a pole of twelve feet in height with a brighter light source while a residential pathway would incorporate a low level light source with cutoff shielding to reduce light disturbance.

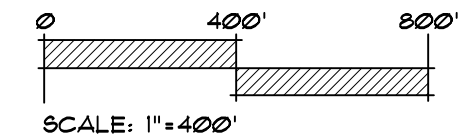
COMMUNITY SIGNAGE

A comprehensive master sign program shall be prepared at the time of Design Guidelines and Design Standards submittal. The sign program will incorporate entry monuments, way finding identification and signage to announce a community focal point.

FENCE OPPORTUNITIES


Community fencing shall be incorporated to contain areas as needed, promote wayfinding and enhance the neighborhood image. Open rail fences will be used in key locations to promote connectivity between spaces. Privacy fences will be encouraged to screen visually challenging areas, with the incorporation of columns at key community gateways. A privacy fence with plantings may be used to buffer residential areas from adjacent disparate uses. Consideration shall be given to using regionally appropriate materials, including but not limited to: concrete, metal, stone and wood.

LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO



LANDSCAPE ARCHITECT / PLANNER

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1301 Wazee Street Suite 1-C, Denver, Colorado 80202
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ENGINEER

ATWELL

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Lakewood, CO 80228
303.462.1100

APPLICANT: **Cohen Denver Airport, LLC**
2600 Paseo Verde Pkwy. #250
Henderson, NV 89074

LEGATO

PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

ISSUE DATE

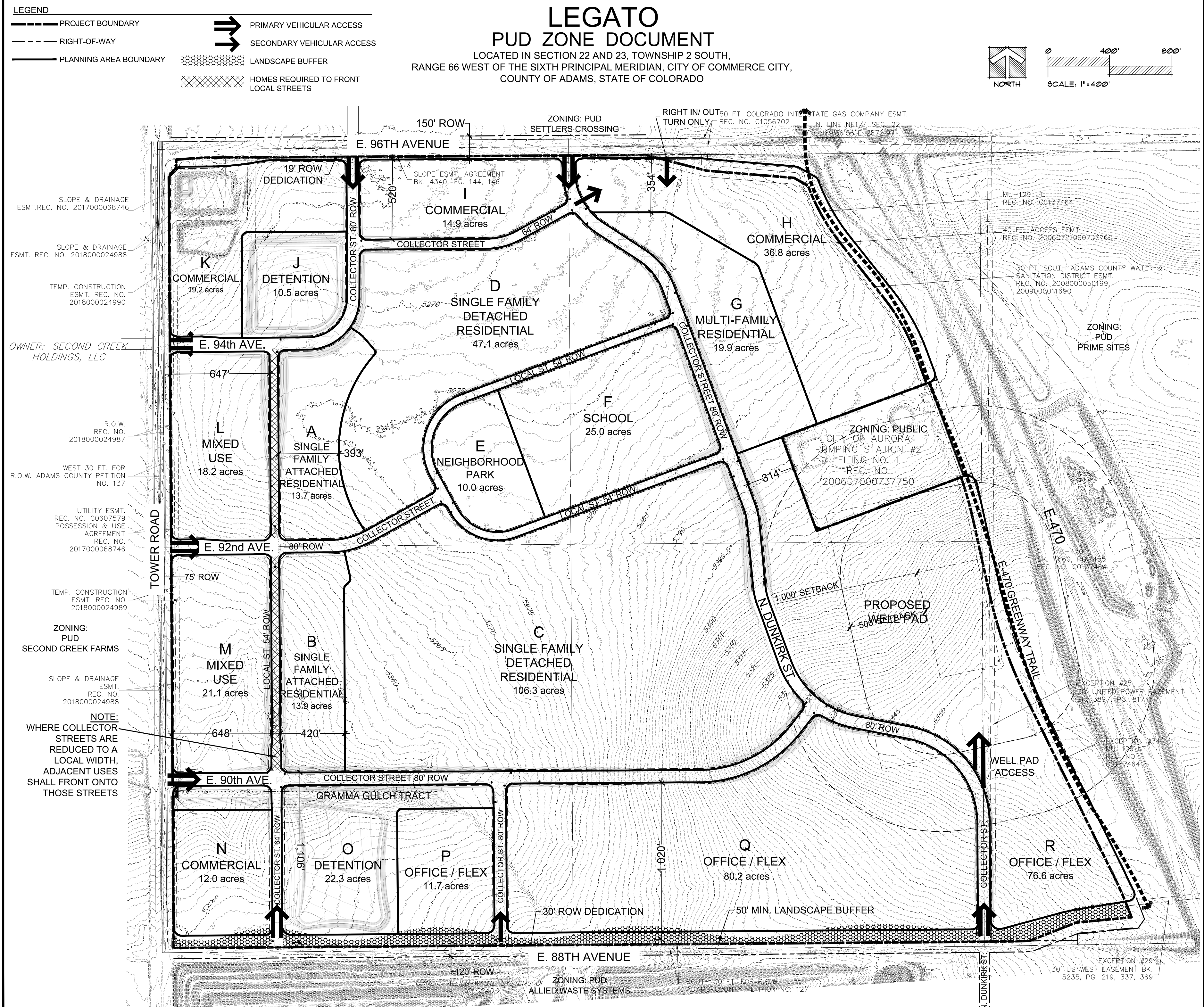
5-24-2019

| REVISION DATE |
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| 9-16-2019 |
| 11-8-2019 |
| 12-06-2019 |

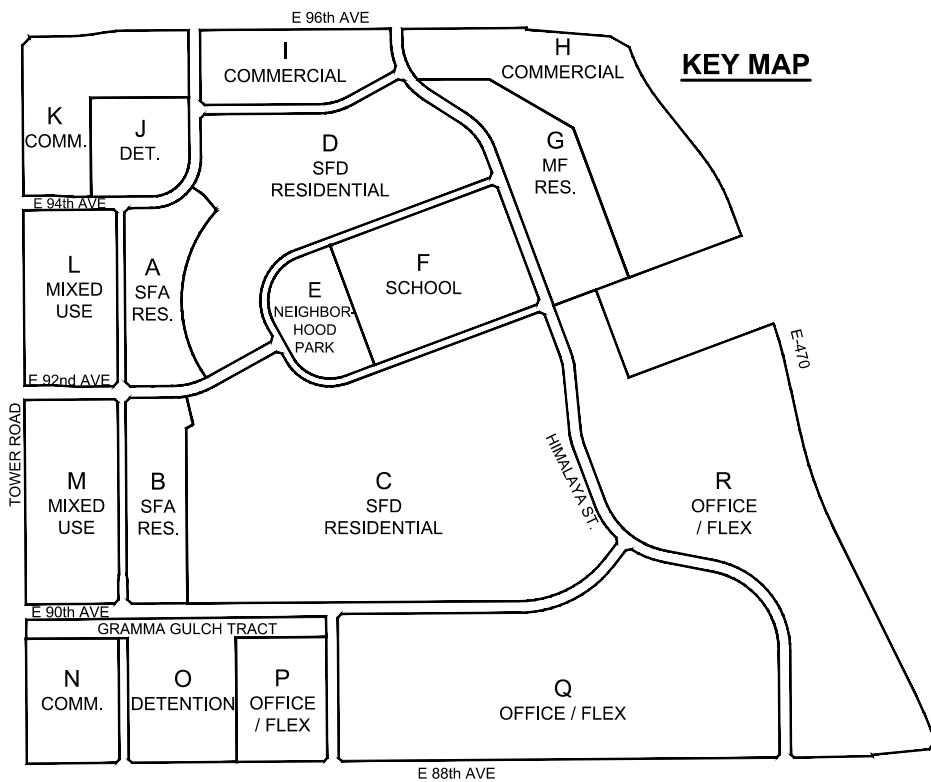
SHEET:

PUD PLAN

4 of 8



LEGATO
PUD ZONE DOCUMENT
LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO



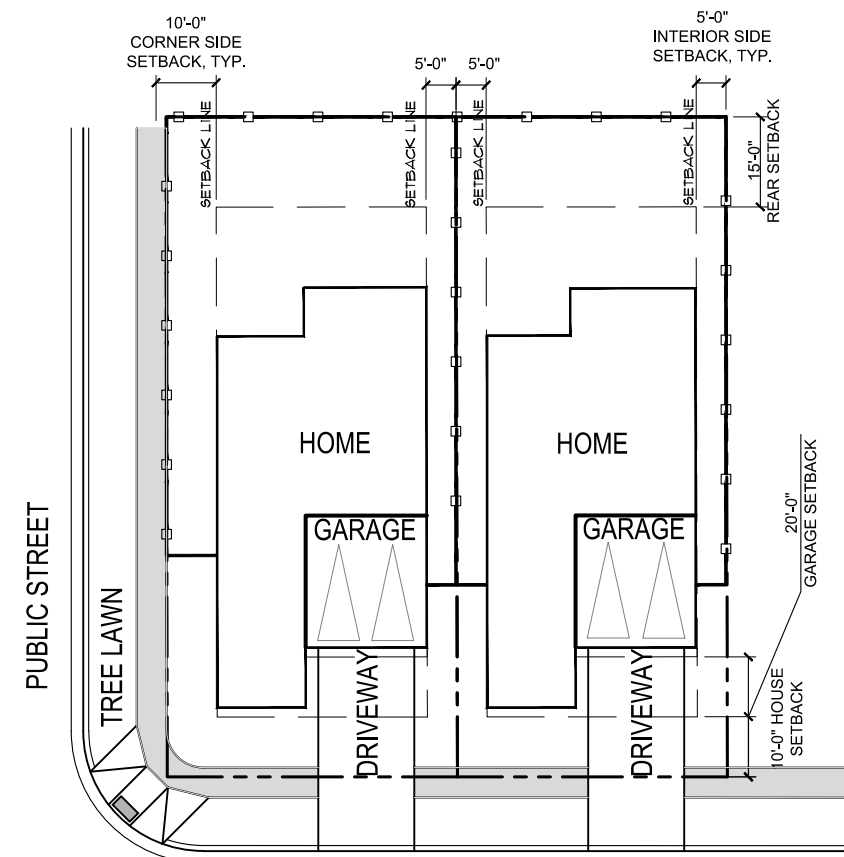
LAND USE DEFINITIONS AND NOTES:

- Residential, Single-Family Detached** shall mean a detached (freestanding and surrounded on all sides by open areas or yards) dwelling designed exclusively for occupancy by one family.
- Residential, Single-Family Attached** shall mean a dwelling containing three (3) attached dwelling units, located side-by-side and totally separated from each other by an unpierced wall extending from ground to roof designed exclusively for occupancy by two or more families living independently of each other. Single family attached is typically on a common lot whereas a townhome sits on an individually owned lot for each dwelling. The different dwelling units are arranged on a side-by-side, rather than a stacked, configuration
- Paired/Duplex Home:** A single building on a single lot, designed exclusively for two (2) families living independently in separate, attached dwelling units, each unit having its own entrance. Or two attached units sharing a common wall with separate entries and separate lots for each unit.
- Auto Court Home:** Auto courts are an arrangement of single attached or townhomes, single-family detached homes or paired homes sharing a common private access drive. Auto courts include relatively small areas of outdoor private space. Continuous groupings of these auto-courts are limited unless mitigated with additional outdoor space. The maximum length of a dead-end auto court shall be 150 feet or as permitted by fire code. An auto court private access drive shall gain access from an adjacent public street. Garages and driveways shall take access from the shared private access drive.
- Green Court:** Green courts are a form of development in which three or more single family attached, single family detached, or paired homes are arranged in a side by side lotting configuration and where the front door does not face a public or private street but instead faces a green court open space which acts as a communal front yard, is connected to a public street or private drive, and the development is oriented to direct pedestrian connectivity through the green courts rather than the street/alleys.
- Multiple Family Dwelling:** Residential, Multi-Family shall mean a dwelling or dwellings, or portion thereof, designed for or occupied by three or more families living independently of each. Multiple-Family can be either condominium or apartment buildings in which the individual dwelling units are typically located one over the other in a stacked configuration.
- Accessory Dwelling Unit:** Dwelling, Accessory shall mean a secondary dwelling unit located on the same lot as the primary dwelling unit and which functions as a fully capable dwelling unit with its own living, sleeping, cooking and bathing facilities. The ADU is typically located along an alley and also may be referred to as a "backyard cottage" or "mother-in-law unit". An ADU may be located above a detached garage.
- Gross Density** is defined by dividing the total number of dwelling units by the entire acreage of the development parcel.
- Net density** is defined by dividing the number of dwelling units by the usable land in the development parcel. Usable land is defined mas all land involving the residential use in the subdivision excluding floodplains, public right-of-way, dedications, public school sites, public library sites, police station sites, fire station sites, private parks and recreation facilities, and drainage detention areas. However, usable land does include all land in a mixed -use development that includes a residential use.
- Livable Area** is defined as the interior living area of home not including the garage or basement
- Final **pocket park** locations and design shall be provided at the time of PUD Development Permit. All parks shall be designed in conformance with Commerce City Parks and Recreation Design Standards. Local/pocket parks and open space shall be indicated with the development of the residential planning areas and will meet the City's 3% private open space requirement. For residential development(s) in PA-C and PA-D, if the density increased above 6 dwelling units/acre, the minimum should be increased to 4%. If the density increases above 8 dwelling units per acre, then the minimum should be increased to 5%.
- Mobile Homes**, defined as a wheeled vehicle greater than 8 feet in width or 32 feet in length, built on a permanent chassis designed for residential occupancy, are not permitted within Legato. However, manufactured housing and "tiny homes" are permitted
- Encroachments:** (Subject to Building Code Requirements)
 - Roof overhangs and eaves are permitted to encroach the setback a maximum of 24 inches but in no instance may be closer than 24 inches to the property line.
 - Bay windows, cantilevers, chimneys, exterior post/columns, solar panels, mechanical equipment, window wells, brick ledges, light fixtures, patios and decks less than 30 inches high above grade may encroach setbacks a maximum of 24 inches. In no instance may be closer than 24 inches to the property line.
- A minimum of one (1) guest **parking space** shall be provided per dwelling unit for single family detached lots less than 50 feet in width and paired home residential lots. A minimum of 15% of total required parking spaces shall be provided for guest parking within multi-family and single family attached homes. This does not apply to residential development in the Mixed-Use or Commercial Planning Area. The guest spaces shall be provided either on-street, in a driveway apron or in separate parking areas and must be located within the same filing as the home.
- Vertical Mixed-Use** is defined as a building with non-residential on the ground floor or more floors with residential units on the upper floors.

| RESIDENTIAL DEVELOPMENT STANDARDS | | | | | | | |
|---|--|---|---|---|--|--|--|
| PLANNING AREA | | A and B | C | D | G | L and M | ACCESSORY USES AND DWELLING UNITS |
| Permitted Primary Land Use | | Multi-story Single Family Attached and Townhomes (Alley or Auto Court only) Paired Homes, Auto Court and Green Court Homes | Single Family Detached, Paired Homes, Auto Court and Green Court Homes | Single Family Detached, Paired Homes, Auto Court and Green Court Homes | Multi-story Single Family Attached and Townhomes Multi-Family | Mixed Use Residential – Multi-story Single Family Attached, Multi-family | N/A |
| Land Area (Acres) | | 27.6 | 106.3 | 47.1 | 19.9 | 39.3 | N/A |
| Permitted Net Density -Maximum | | 15 DU/Ac | 6 DU/Ac | 8 DU/Ac | 40 DU/AC | Maximum 70% Residential and Minimum of 30% Non-Residential per Development No Maximum Residential Density | N/A |
| Permitted Net Density – Minimum | | 6 DU/Ac | 4 DU/Ac | 4 DU/Ac | 8 DU/AC | | N/A |
| Maximum number of Dwelling units | | 414 | 638 | 377 | 796 | N/A | 1 ADU per Lot and 1 Accessory use per Lot |
| Minimum lot size | | SFA (Townhomes): Fee simple lots: 800 SF each lot (Townhomes) SFA not subdivided: N/A Pairs: 1,800 SF each half Auto or Green Court SFD: 2,500 SF | SFD: 4,500 SF Pairs: 1,800 SF each half Auto or Green Court SFD: 3,000 SF | SFD: 3,500 SF Pairs: 1,800 SF each half Auto or Green Court SFD: 3,000 SF | SFA (Townhomes): Fee simple lots: 800 SF SFA not subdivided: N/A Multi-family: N/A | N/A | N/A |
| Minimum Livable Square Footage of the Home excluding an attached Garage and basement | | SFA: 550 SF Paired Home: 750 SF Auto Court or Green Court SFD: 800 sf | SFD: 1,000 SF Paired Home: 900 SF Auto Court or Green Court SFD: 900 SF | SFD: 900 SF Paired Home: 800 SF Auto Court or Green Court SFD: 800 SF | SFA: 550 SF MF: 400 SF | SFA: 550 SF MF: 400 SF | N/A |
| Minimum Lot frontage as measured at the building setback for homes on a public street, private drive, auto court or green court | | SFA: 16 ft Pairs: 25 ft. each half Auto Court or Green Court: 25 ft | SFD: 45 ft Pairs: 25 ft. each half Auto Court: 30 ft | SFD: 35 ft (Lots with a 35-foot frontage shall provide a minimum of 1 visitor parking spaces per DU in the driveway to the home, in off street parking spaces on the auto court or on the adjacent public street) Pairs: 25 ft. each half Auto Court or Green Court: 25 ft | SFA: 16 ft (alley or auto court loaded) MF: N/A | N/A | N/A |
| Maximum Building Height | | 50 ft | 35 ft | 35 ft | 50 ft | 100 ft | 20' |
| Minimum Building Setbacks | | | | | | | |
| Front | To face of front-loaded garage from property line/ROW or pavement edge of private drive | 20 ft | 20 ft | 20 ft | 20 ft | Residential in a Vertical Mixed-Use Development shall follow the Commercial Standards stated herein under Non-Residential Development Standards. Residential in a Horizontal Mixed-Use Development shall follow the Multi-Family Development Standards stated herein. | May not be forward of the primary structure or porch |
| | To primary structure or porch with recessed garage; side or rear loading garage from property line or pavement edge of private drive | 10 ft | 10 ft | 10 ft | 10 ft | | |
| | Auto Court as measured from property line or pavement edge of private drive | 6 ft to primary structure or porch 20 ft to face of garage | 10 ft with no parking in driveway 20 ft with parking in driveway | 10 ft with no parking in driveway 20 ft with parking in driveway | N/A | | |
| Rear | No alley | 15 ft | 15 ft | 10 ft | 10 ft SFA N/A MF | | 5 ft |
| | | 3 ft | 3 ft | 3 ft | 3 ft | | N/A |
| Side | From alley to garage - minimum | Building/garage setbacks from the alley/private drive shall be less than 7 feet or more than 20 feet as measured from the pavement edge. | | | | | |
| | Interior lot line | 0 ft on attached side 5 ft on external side | 0 ft on attached side 5 ft on external side | 0 ft on attached side 5 ft on external side | 0 ft on attached side 5 ft on external side | 5 ft | |
| | Corner side from Alley or ROW | 10 ft | 10 ft | 10 ft | 10 ft | 10 ft | |
| Building Separation for Single Family Attached and Multi-Family only | | | | | | | |
| Front to Front | | 25 ft | N/A | N/A | 25 ft | Residential in a Vertical Mixed-Use Development shall follow the Commercial Standards stated herein under Non-Residential Development Standards. | |
| Front to Side | | 15 ft | N/A | N/A | 15 ft | | |
| Side to Side | | 10 ft | N/A | N/A | 10 ft | | |
| Front to Back | | 20 ft | N/A | N/A | 20 ft | | |
| Back to Back | | 20 ft | N/A | N/A | 20 ft | | |
| Back to Side | | | | | | Residential in a Horizontal Mixed-Use Development shall follow the Multi-Family Development Standards stated herein | |
| | | 15 ft | N/A | N/A | 15 ft | | |

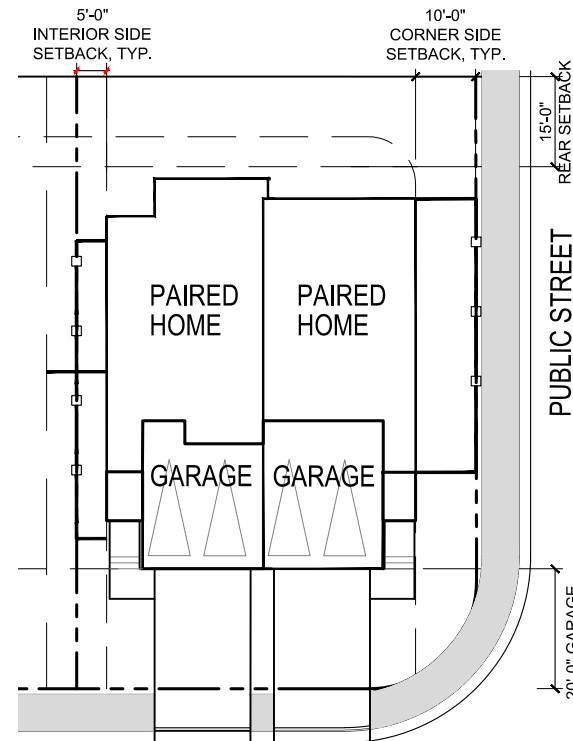
LEGATO PUD ZONE DOCUMENT

LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO



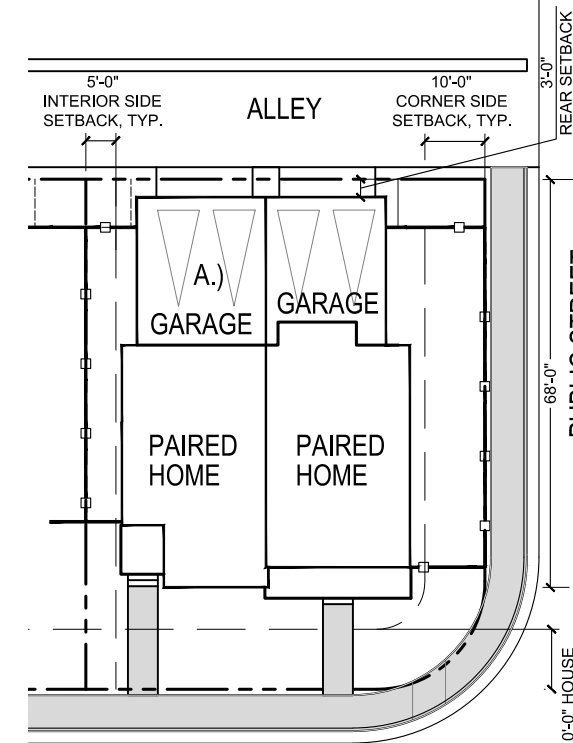
PUBLIC STREET

SINGLE FAMILY DETACHED FRONT-LOADED
SCALE: 1/32" = 1'-0"



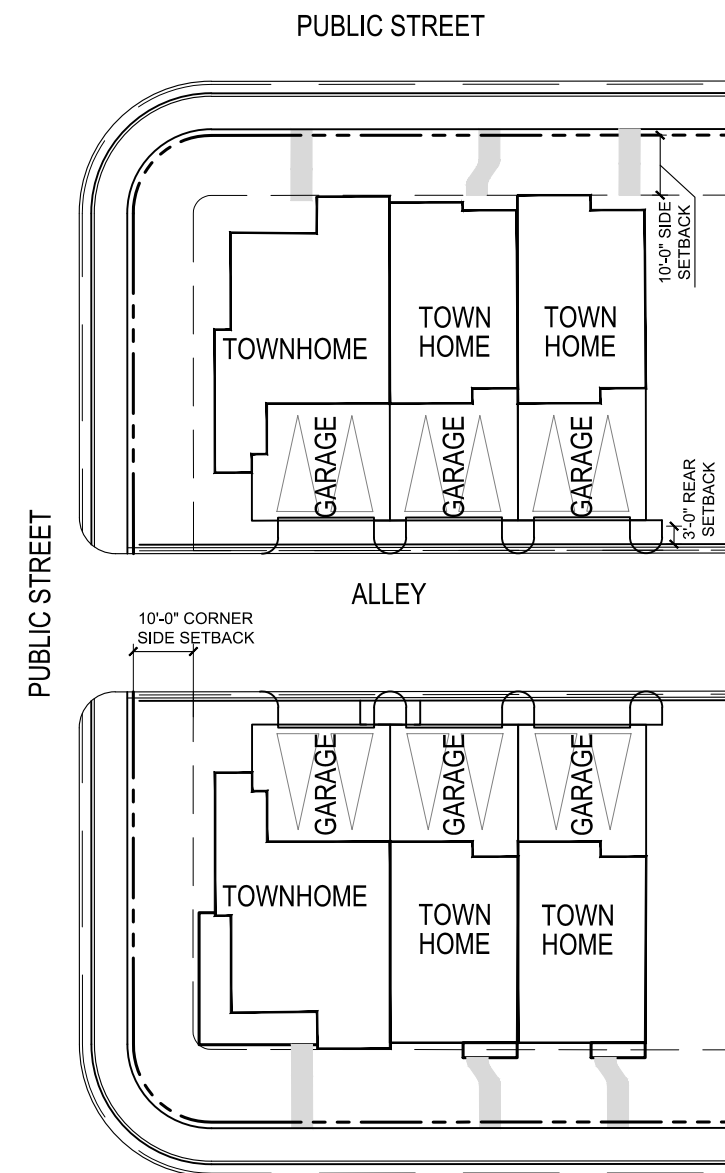
PUBLIC STREET

PAIRED HOMES FRONT-LOADED
SCALE: 1/32" = 1'-0"



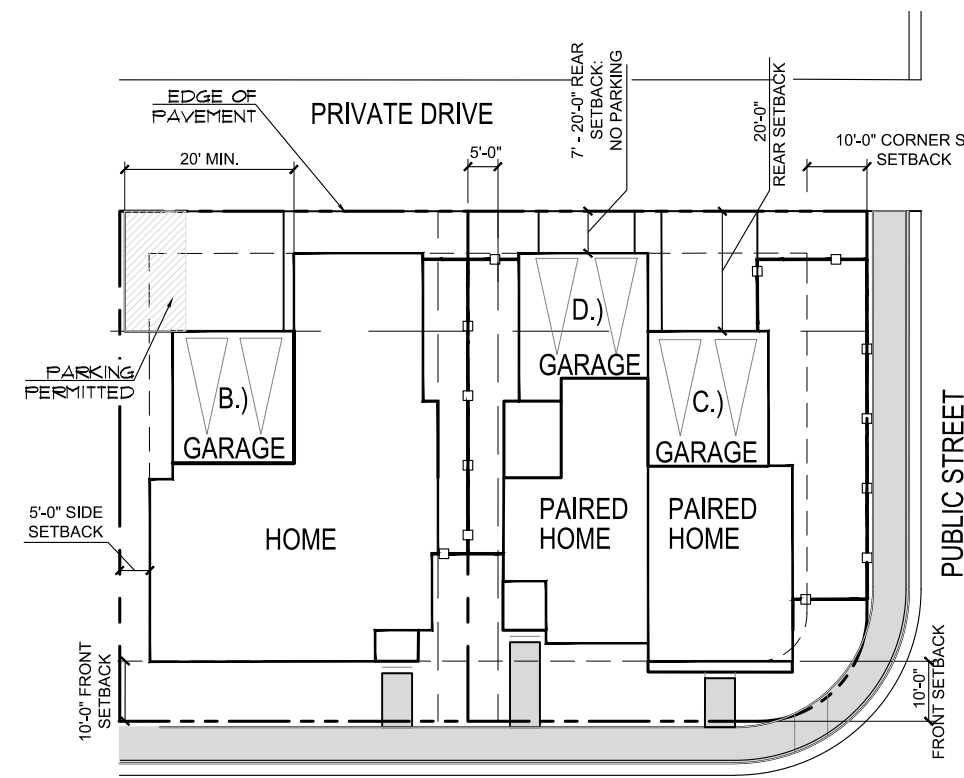
PUBLIC STREET

PAIRED HOMES REAR-LOADED
SCALE: 1/32" = 1'-0"



PUBLIC STREET

ALLEY REAR-LOADED TOWNHOMES
SCALE: 1/32" = 1'-0"



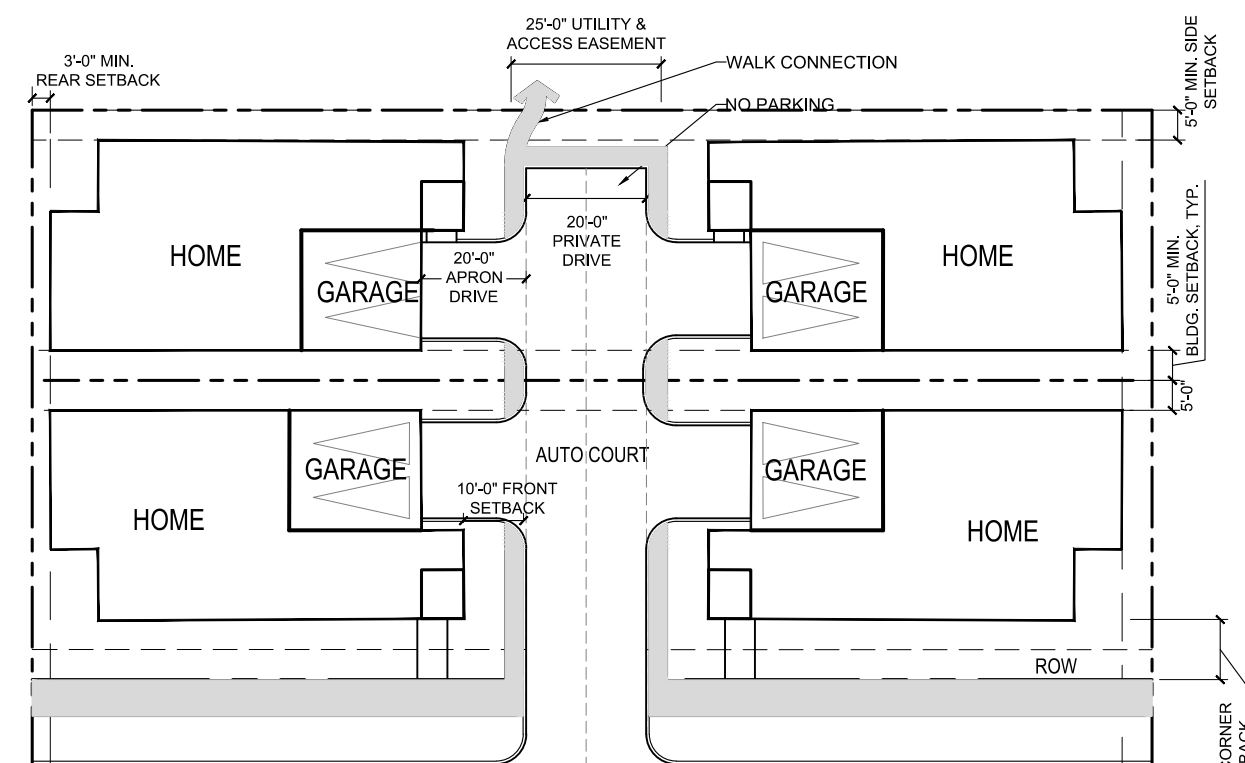
PUBLIC STREET

ALLEY REAR-LOADED PARKING OPTIONS
SCALE: 1/32" = 1'-0"

| ALLEY SETBACKS | | |
|----------------|---|---|
| | PARKING TYPE | DISTANCE TO GARAGE FACE FROM EDGE OF ALLEY/PRIVATE DRIVE PAVEMENT |
| A.) | GARAGE PARKING ONLY | 3'-20'-0" DEPTH |
| B.) | GARAGE PARKING WITH ADDITIONAL SPACE NEXT TO GARAGE | MIN. DESIGN DEPTH OF 20'-0" |
| C.) | GARAGE PARKING WITH HEAD-IN DRIVEWAY APRON PARKING | 20'-0" MIN. |
| D.) | BUILDING/GARAGE SETBACKS FROM THE ALLEY/PRIVATE DRIVE SHALL BE LESS THAN 7 FEET OR MORE THAN 20 FEET AS MEASURED FROM THE PAVEMENT EDGE | |

NOTE:
REFER TO COMMUNITY DESIGN GUIDELINES AND STANDARDS FOR FENCING AND LANDSCAPE STANDARDS.

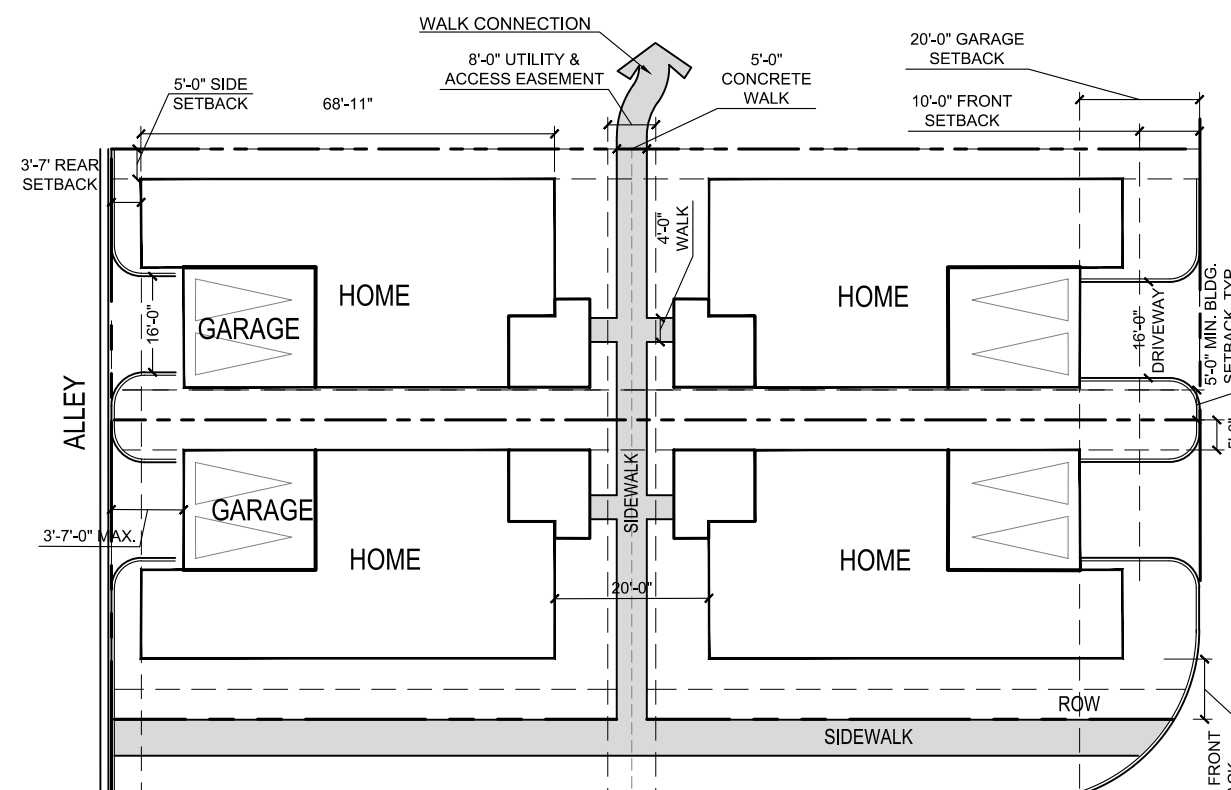
- ALLEY USAGE GENERAL NOTES:
1. GARAGES CAN BE EITHER ATTACHED OR DETACHED.
 2. REAR YARD FENCING ON ALLEYS SHALL BE SETBACK FROM THE GARAGE DOOR FACE AT A MINIMUM OF 12 INCHES.
 3. ALLEYS SHALL BE PRIVATE TRACTS AND/OR EASEMENTS.
 4. ALL ALLEY NETWORKS LONGER THAN 150' MUST HAVE, AT A MINIMUM, TWO ACCESSIBLE POINTS TO A STREET OR ACCEPTABLE PAVED VEHICULAR TURN AROUND.
 5. ALLEYS PROPOSED TO PROVIDE FIRE SERVICE ARE SUBJECT TO CURRENT FIRE STANDARDS, AS AS TO PRESERVE THE HEALTH, SAFETY AND WELFARE OF USERS.
 6. MINIMUM PAVEMENT WIDTH FOR ALLEYS AND AUTOCOURT/ PRIVATE DRIVES PROPOSED TO PROVIDE FIRE SERVICE IS 20'-0".
 7. ALLEY TRACT WIDTHS ARE SUBJECT TO CHANGE DEPENDENT ON UTILITY SPACING AND PARKING REQUIREMENTS.



PUBLIC STREET

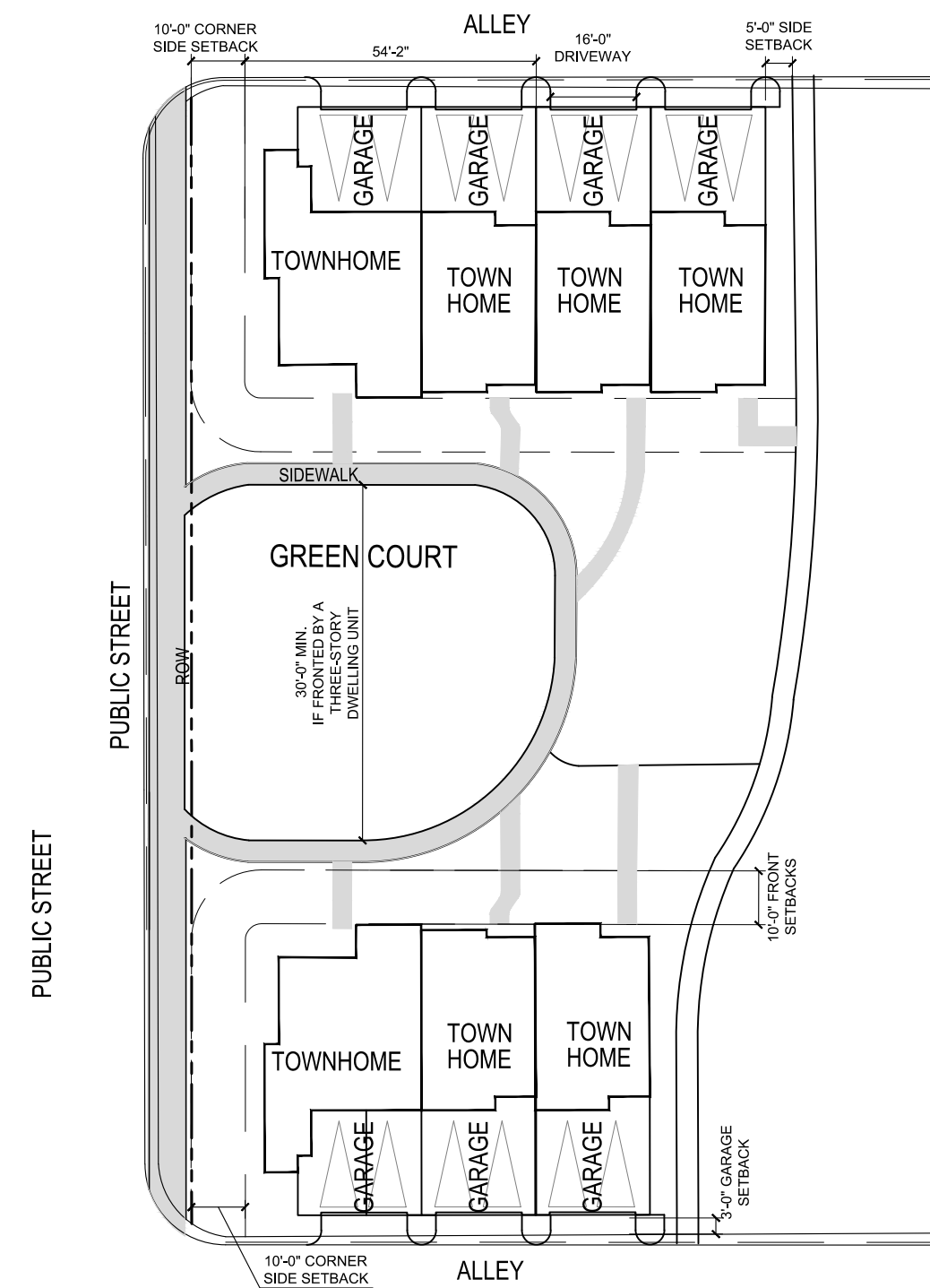
PUBLIC STREET

PAIRED OR SINGLE FAMILY DETACHED ON AUTO COURT
SCALE: 1/32" = 1'-0"



PUBLIC STREET

PAIRED OR SINGLE FAMILY DETACHED ON GREEN COURT
SCALE: 1/32" = 1'-0"



PUBLIC STREET

PUBLIC STREET

TOWNHOMES ON GREEN COURT
SCALE: 1/32" = 1'-0"

LEGATO PUD ZONE DOCUMENT COMMERCE CITY, COLORADO

| ISSUE DATE |
|---------------|
| 5-24-2019 |
| REVISION DATE |
| 9-16-2019 |
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SHEET:

RESIDENTIAL
LOT TYPICALS

6 of 8

LANDSCAPE ARCHITECT / PLANNER
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ENGINEER:
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APPLICANT:
Cohen Denver Airport, LLC
2600 Paseo Verde Pkwy. #250
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LEGATO PUD ZONE DOCUMENT

LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

**THE FOLLOWING NOTES APPLY TO ALL DEVELOPMENT,
AS APPROPRIATE WITHIN THE LEGATO PUD.**

General Design and Development Standards Notes:

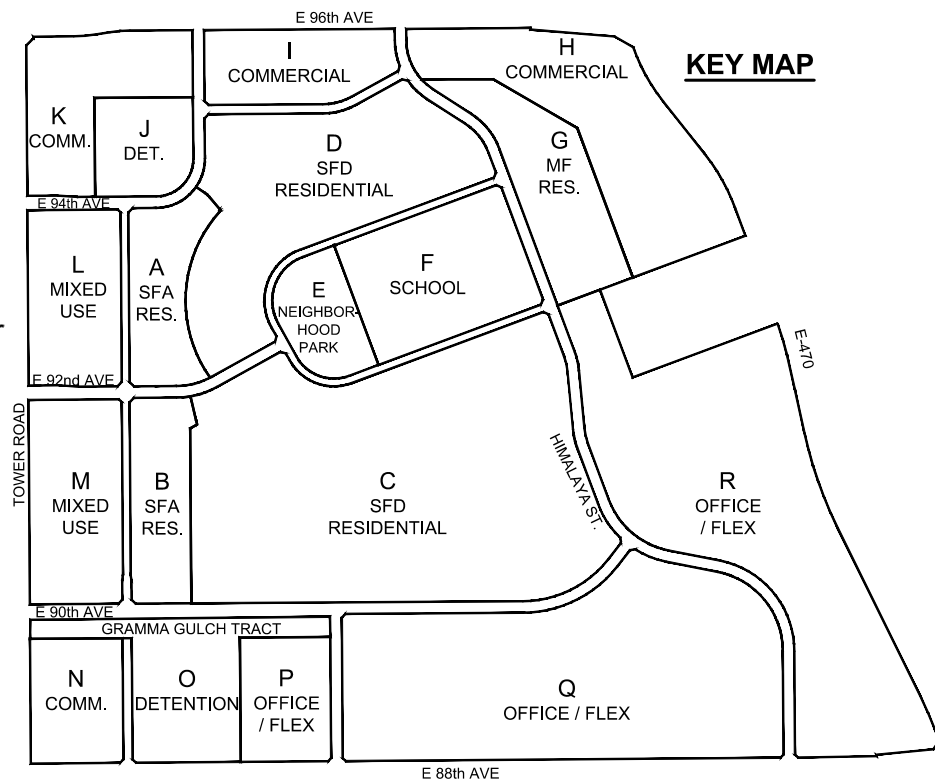
1. The Legato Design Standards as provided as an appendix to the Design Guidelines shall apply to all property within the Legato PUD. These zoning regulations and requirements shall become the governing standards for review, approval and modification of all uses occurring on the site. Provisions of this PUD Zone Document shall prevail and govern the use of the site. The zoning codes and regulations for Commerce City shall apply where the provisions of this PUD Zone Document do not address a specific subject or where there is a conflict, in which case the Commerce City Land Development Code prevails.
2. All development standards not listed herein shall meet the requirements of the Design Guidelines and Design Standards.
3. The design of signage, fencing, landscaping, architectural design standards, lighting, pedestrian connectivity, trash receptacles, mail kiosks, and similar features shall be provided with the Design Standards prior to or concurrent with the first PUD Development Permit. The standards shall address design, location, character and details prior to implementation. Any design element not addressed by the Design Guidelines and Standards shall default to the Commerce City Land Development Code standards. The Design Standards shall be approved by the Director of Community Development.
4. All common areas including right-of-way landscaping, local/pocket parks, internal trails, detention facilities, water quality facilities shall be maintained by the commercial property association, homeowner's association, and/or metro district.
5. The 10-acre neighborhood park and E-470 Greenway Trail shall be maintained by the City or their public agency assignee.
6. The school site shall be maintained by the City until the school site is under construction at which time maintenance shall be provided by the school district.
7. Access is preliminary and subject to final approval by Public Works.
8. Drainage is preliminary and subject to final approval by Public Works.
9. No direct access to arterial streets is permitted for individual residential or commercial lots.
10. Building heights exclude parapets and other architectural treatments that screen rooftop mechanical equipment from view. These items are subject to height limitations as determined during the Development Permit process.
11. Encroachments: (Subject to Building Code Requirements)
 - a. Roof overhangs and eaves are permitted to encroach the setback a maximum of 24 inches but in no instance may be closer than 24 inches to the property line.
 - b. Bay windows, cantilevers, chimneys, exterior post/columns, solar panels, mechanical equipment, window wells, brick ledges, light fixtures, patios and decks less than 30 inches high above grade may encroach setbacks a maximum of 24 inches. In no instance may be closer than 24 inches to the property line.
14. All setbacks shall be measured from property line unless otherwise specified.
15. Steps, walks, screen walls, trash structures, structures used for ADA compliance and life safety measures are excluded from setback restrictions and shall meet the standards of the Design Guidelines and Design Standards.

Oil and Gas Facility:

1. All oil and gas operations conducted in the Oil and Gas Operations Areas (OGOA's) will be in compliance with applicable laws and regulations, including Colorado Oil and Gas Conservation Commission regulations, pertaining to fencing, painting of tanks, and maintenance of surface areas and equipment. Minimum requirements established by Commerce City of the Colorado Oil and Gas Conservation Commission may not be altered by any surface use agreement.
2. The portion of the OGOA that is outside of the interior fenced portion of the OGOA shall be maintained by the homeowner's association or metro district.

| NON-RESIDENTIAL DEVELOPMENT STANDARDS | | | | | |
|---|---|--|--|-------------------|---------------------------|
| PLANNING AREA | H, I, J and N | L and M | P, Q and R | F | E |
| Permitted Primary Land Use | COMMERCIAL VERTICAL MIXED- USE Maximum 50% Residential per Development Parcel | MIXED USE – COMMERCIAL AND OFFICE Maximum 70% Residential and Minimum 30% Non-Residential per Development Parcel Commercial Standards apply to Commercial Development and Multi-Family Standards apply in a Residential Development in a Horizontally Mixed-Use Development; Commercial Standards apply to Commercial and Residential Development in a Vertical Mixed-Use Development)) | OFFICE/FLEX | SCHOOL | NEIGHBORHOOD PARK |
| Land Area - Acres | 87.3 | 39.6 | 165.0 | 25.0 | 10.0 |
| Minimum Permitted Density | .05:1 | .05:1 | .05:1 | | |
| Maximum Permitted Density | N/A (1) | N/A (1) | N/A (1) | N/A | N/A |
| Minimum Lot Size | .5 acre | N/A | .5 acre | N/A | |
| Minimum Lot Width | 75 ft | N/A | N/A | N/A | |
| Maximum Height (Subject to FAA Part 77) | 100 ft | 100 ft | 100 ft | 60 ft | 60 ft |
| Minimum Setbacks for Structures, Parking and Drive Aisles | | | | | |
| Maximum Setback to E. 96 th Ave. | 20 ft | N/A | N/A | N/A | N/A |
| Minimum Building and Parking and Drive Setback to E. 88 th Ave. | 50 ft | N/A | 50 ft minimum with an average of 80 ft landscape buffer for the length of E. 88 th Ave. (3) | N/A | N/A |
| Minimum Setback to Tower Road | 20 ft | 20 ft | N/A | N/A | N/A |
| Minimum Setback to E-470 | 30 ft | N/A | 30 ft | N/A | N/A |
| School Setback from OGOA Site | | | | 1,500 linear feet | N/A |
| Minimum Building and Parking and Drive Setback to Collector Streets | 10 ft | 10 ft | 10 ft (2) | N/A | 20 ft for park structures |
| Front: Minimum Building and Parking and Drive Setback to Local streets, or property lines | 10 ft | 10 ft | 10 ft (2) | N/A | |
| Front and Side Maximum Building build to line adjacent to streets front or corner side to establish street presence | 15 ft | 15 ft | 10 ft (2) | N/A | |
| Side Internal | 0 ft | 0 ft | 0 ft | N/A | |
| Corner Side Building setback from drive aisle or parking | 10 ft | 10 ft | 10 ft (2) | N/A | |
| Rear From public street, property line, drive aisle or parking | 10 ft | 10 ft | 10 ft (2) | N/A | |

- 1) No maximum FAR provided the development meets all Non-Residential Bulk Standards
- 2) Required setback when not adjacent to the require buffer adjacent to E. 88th Avenue. However, buildings shall be placed as far north of E. 88th Avenue as possible with passive uses such as parking and drive aisles adjacent to the required buffer.
- 3) Buffer shall be calculated per Development Plan adjacent to E. 88th Avenue.



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ENGINEER:
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303.462.1100

APPLICANT:
Cohen Denver Airport, LLC
2600 Paseo Verde Pkwy. #250
Henderson, NV 89074

LEGATO
PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

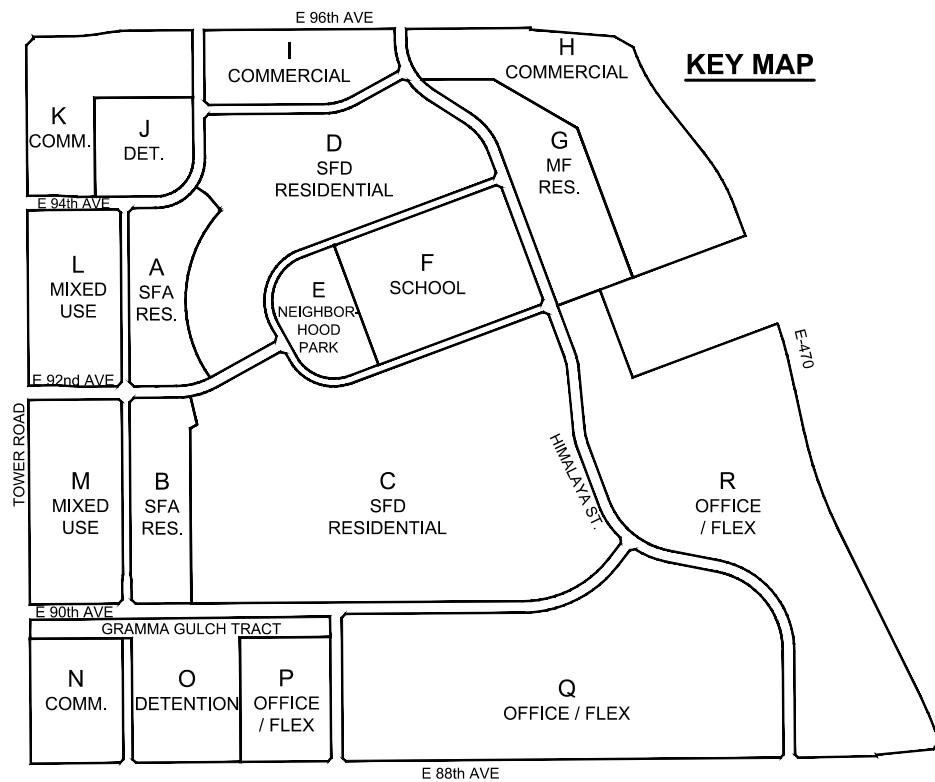
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| ISSUE DATE |
| 5-24-2019 |
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SHEET:
NON-RESIDENTIAL
DEVELOPMENT
STANDARDS & OVERALL
DEVELOPMENT NOTES
7 of 8

LEGATO
PUD ZONE DOCUMENT
LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

PERMITTED LAND USE NOTES:

1. Uses permitted in all Planning Areas, including PA-K and PA-O: Open space, parks, trails, drainage facilities, public recreation and model home complexes only within the Filing that the homes will be constructed.
2. See definitions in the Commerce City Land Development Code for uses, restrictions and requirements of an Allowed Use by Right (R); Use by Permit (P) or Conditional Use (C).
3. The existing agricultural uses are permitted to continue in operation and use until such time development occurs in a specific Planning Area. Upon commencement of construction within the Planning Area the agricultural use shall cease operation.
4. Unless specifically listed within the Hightower Ranch PUD Zone Document Table of Uses, a use shall be considered prohibited unless the city determines, consistent with the provisions of Article V of the LDC, that the use falls into one of the listed use classifications by the Director of Community Development in accordance with the process in Article IV of the Land Development Code.
5. Subsurface Extraction and support activities are permitted in Planning Area R only.
6. Small neighborhood commercial/embedded commercial (single lot to several lots) where adjacent to collector streets
7. Shall comply with Location Restrictions as defined in Sec. 21-5249 of the Commerce City Land Development Code.



| TABLE OF LAND USES | | | | | | |
|--|--|------------------|--------|--------------------|--------------|-----------------|
| R= ALLOWED BY RIGHT PROHIBITED | | P= USE BY PERMIT | | C= CONDITIONAL USE | | BLANK CELL = |
| PLANNIG AREA | | A, B, C, D, G | E, F | H, I, J, N | L, M | P, Q, R |
| | LAND USE | RESIDENTIAL | PUBLIC | COMMERCIAL | MIXED USE | OFFICE/ FLEX |
| Agriculture Services | Existing agricultural uses | R | R | R | R | R |
| | | | | | | |
| Horticulture & Nurseries | Community Garden | R | R | R | R | R |
| | Greenhouse/Nursery/tree production (w/ or w/o Outdoor storage) | | | | | C |
| Animal Services | Animal Boarding (indoor/outdoor kennels) and training | | | | | R |
| | Doggie Day Care centers | | | R | | R |
| | Veterinary offices or clinic - small animals | | | R | R | R |
| | Veterinary offices or clinics-large animals | | | | | R |
| Antennas | Antennas for commercial and industrial use as an accessory to principal use | | | | | R |
| | Radio and television broadcasting office | | | | | R |
| | Telecommunication facilities | C | C | C | C | C |
| | Bar, tavern, nightclub, brew pub, catering services, restaurant, tasting room (tap room, distillery, winery tasting room) | | | R | R | P |
| Eating and Drinking Establishments | Drive thru/up service | | | R | | R |
| Financial Institutions | Bank or Financial institution | | | R | R | R |
| Food and Beverage Sales | Convenience store/Grocery store < 5,000 SF | C (6) | | R | R | P |
| | Grocery store > 5,000 SF | | | R | R | R |
| | Liquor store | | | R | R | P |
| | All other similar uses (delicatessen, retail bakery, specialty food market, coffee shop) | C (6) | | R | R | R |
| Fuel Sales | Fuel sales w/ no vehicle repair | | | R | | R |
| | Fuel sales with minor vehicle repair | | | R | | R |
| | Fuel sales with major vehicle repair | | | | | C |
| | Natural gas fuel sales | | | | | R |
| | Natural gas fuel sales for trucks | | | | | C |
| Funeral and Interment services | Funeral Home | | | P | | P |
| Marijuana | Retail marijuana stores and medical marijuana centers (7) | | | R | R | 9 |
| Office | Business or professional (including medical/dental offices/clinics) | C (6) | | R | R | R |
| Personal Services | All other similar uses | | | R | R | R |
| | Instructional services, studios; personal care and spas | C (6) | | R | R | P |
| Repair Services for goods | All other similar uses as stated in LDC, | C (6) | | R | R | R |
| | (Not including vehicles) | C (6) | | R | R | R |
| Retail Establishments | Retail business store <5,000 SF | C (6) | | R | R | R |
| | Retail business store <25,000 SF | | | R | R | R |
| | Retail business store >25,000 SF | | | R | R | R |
| | Thrift/consignment store | C (6) | | R | R | R |
| Recreation or Amusement Facilities (Private) | Bingo Establishments/social gaming/performance centers & similar uses | | | R | R | R |
| | Bowling, billiards, movie theaters & similar uses | | | R | R | R |
| | Health Club | | | R | R | R |
| | Private Outdoor recreation | | | R | R | R |
| | Automobile rentals | | | | | C |
| Vehicle/Equipment Sales and Services | Automobile washing | | | R | | P |
| | Moving truck facilities and equipment rentals | | | | | P |
| | Major equipment repair | | | | | P |
| | Motor vehicle dealer/sales, new and used automobiles, RVs, trailers, and campers | | | | | P |
| | Vehicle repair major | | | | | P |
| | Vehicle repair minor | | | R | | P |

| TABLE OF LAND USES | | | | | | |
|---|---|------------------|--------|--------------------|--------------|-----------------|
| R= ALLOWED BY RIGHT PROHIBITED | | P= USE BY PERMIT | | C= CONDITIONAL USE | | BLANK CELL = |
| PLANNIG AREA | | A, B, C, D, G | E, F | H, I, J, N | L, M | P, Q, R |
| | LAND USE | RESIDENTIAL | PUBLIC | COMMERCIAL | MIXED USE | OFFICE/ FLEX |
| Visitor Accommodations | Bed and breakfast establishments | P | | R | R | |
| | Hotel lodging establishments | | | R | R | |
| | Office flex space | | | | | R |
| Office/Flex | Motion picture and video industry | | | | | R |
| | Printing, publishing, Data Center and related support activities | | | | | R |
| Research & Development | Scientific research and development | | | | | R |
| Manufacturing, Light | Corresponding manufacturing uses allowed in the I-1 zone district of the LDC or similar | | | | | R |
| | Pharmaceutical and medical product manufacturing | | | | | R |
| | Artisan and handcrafted manufacturing | | | R | R | R |
| Subsurface Extraction | Subsurface extraction | | | | | R (5) |
| Warehousing and Distribution | Commercial Indoor Self-Storage Facilities to align with Sec. 21-5225 of the LDC. | | | | | R |
| Wholesale Establishments including Accessory Offices | Warehousing and storage-general | | | | | R |
| | Wholesale establishments incidental to other principal uses | | | | | P |
| | Wholesale houses and distributors (including warehouse clubs) | | | R | | R |
| | Grocery and related product wholesale | | | | | R |
| | Building materials, garden equipment and supply dealers w/o Outdoor display | | | | | R |
| | Garden centers with outdoor display | | | | | R |
| Public and Civic Uses | Art and cultural uses | | R | R | R | R |
| | Private lodge or club | | | R | R | R |
| | Events center | | | R | R | R |
| | Adult care center | P (6) | | R | R | |
| | Childcare center, In home | P | | P | R | |
| | Childcare center, Commercial | | | R | | |
| | Family childcare home | R | | R | R | |
| | Hospital | | | R | | R |
| | Urgent care/offsite emergency facility | | | R | R | R |
| | Outpatient surgery center | | | R | R | R |
| | Library | R | R | R | R | R |
| | Public administrative offices | | R | R | R | R |
| | Public park, plazas and recreation facilities | R | R | R | R | R |
| | Public stadium, arena or auditorium | | R | | | C |
| | Police and fire station | C (6) | R | R | R | R |
| | Religious institutions | C | | R | R | R |
| | Zoos, arboretum, botanical gardens | | | C | | C |
| | Public and private school K-12 | C | R | P | P | R |
| Educational Facilities | Private business, trade, and vocation schools | | | R | R | R |
| | Post-secondary colleges and universities | | | R | R | R |
| | Schools of special instruction | | | C | R | R |
| | Electric substation | | | | | P |
| Utilities | Public utility installation | | | | | R |
| | Pump Station | | | | | R |
| | Public utility office | | | R | R | R |
| Household living | Residential Dwellings as specified in the Development Standards | R | | | R | |
| | Home occupation | R | | P | R | |
| | Residential in a vertical or horizontal mixed-use of commercial/service uses and high density residential | | | P | R | |
| | Residential homes include single family detached, single family attached homes, paired/duplex homes, auto court homes, green court homes and multi-family homes, factory constructed homes and tiny homes | R | | P | R | |
| Senior Housing | Nursing home | C (6) | | P | P | P |
| | Assisted living facility | C (6) | | P | P | P |



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LEGATO
PUD ZONE DOCUMENT
COMMERCE CITY, COLORADO

| ISSUE DATE |
|---------------|
| 5-24-2019 |
| REVISION DATE |
| 9-16-2019 |
| 11-8-2019 |
| 12-06-2019 |