



November 13, 2020

City of Commerce City
Community Development
7887 E. 60th Ave.
Commerce City, CO 80022

RE: *Project Narrative: 9940 Havana Street (100th & Havana) Zone Change*

The project is located on the east side of Havana Street and north of the CAST Transportation development within Lot 4 of the Cast Transportation Subdivision. More specifically, the site is located in Adams County Parcel No. 0172114012004 at 9940 Havana Street, Commerce City, CO (the "Site"). The O'Brien Canal bisects a portion of the property on the north side. This portion of the property will be referred to as Tract A, refer to Appendix D for the Rezoning Map.

The Project Site consists of a 28.47-acre vacant site. The proposed development is for three industrial distribution buildings totaling approximate 302,500 SF. Truck and employee parking, landscaping and associated infrastructure are part of the project. No development is proposed on Tract A.

The property is currently zoned I-2 with conditions within the CAST Transportation Development and is requesting to be rezoned to I-2 without conditions. This project is also requesting to rezone Tract A to Public Zone District. Based on a pre-application meeting with City Staff on August 27, 2019 and follow up discussions, City staff are supportive of this rezoning request.

CAST TRANSPORTATION ZONING CONDITIONS

Per the CAST Transportation Site Plan dated June 30, 1995, prepared by Jehn & Associates, Inc., Lot 4 is Zone I-2 with conditions. Included in the conditions are the following:

Section D: Site Design Criteria and Regulations

- a) All planning and zoning regulations (except landscaping) of the City of Commerce City effective June 15, 1995 shall apply to this request if the issues in such regulations are not specifically addressed in this request. The specific provisions herein shall supersede City regulations with respect to the issues of this zoning request.
- f) Lot 3 & 4 shall require a development plan be submitted and approved by the City Council before any development may occur on the lot.

Section I: Open Space Landscaping

- e) A detailed landscape plan for each lot shall be created and approved by the Department of Community Development before any use or development shall occur.

The allowable Uses By Right for Lot 4 include:

- 1) All uses by right in the I-1 district

- 2) General offices
- 3) The manufacture, assembly and/or production of components and parts for:
 - a. Electronics
 - b. Instruments
 - c. Optics
 - d. Watches
 - e. Computers
- 4) Machinery sales, excluding truck trailers and heavy equipment 1.5 tons and above in size.
- 5) The repair, rental and service of any commodity, except heavy equipment (1.5 tons and above in size).
- 6) Transportation terminals for freight. Truck repair allowed as an accessory use only.
- 7) Outdoor storage, temporary storage or transfer of the following materials may be permitted on site. Stored materials must be in the designated area. Temporarily stored materials must be covered or in containers.
 - a. Cement
 - b. Concrete products
 - c. Fertilizer (chemical or organic) and raw materials for manufacture.
 - d. Fiberglass
 - e. Insulation materials
 - f. Gypsum
 - g. Paints and like products
 - h. Paper and pulp cellulose
 - i. Construction materials and equipment
 - j. Petroleum and petroleum products per the requirements of Article XIV section 21-271(B) of the Zoning Ordinance
 - k. Plastics other an extrusion
 - l. All industrial uses in this development must meet the performance standards of the Section 21-271 of the Zoning Ordinance.
 - m. No uses or improvements which consistently produce obnoxious noise, order or glare visible from outside any lot shall be allowed.
 - n. Raw materials used in manufacture of commercial, industrial and retail commodities.
 - o. Manufactured consumer goods and/or components thereof.

Please refer to the CAST Transportation Site Plan included in Appendix A of this report.

PROPOSED CONDITIONS

As part of this zone change request, this project proposes to rezone to a straight I-2 zoning without conditions and rezone Tract A to Public zoning. Refer to Appendix B for zone district I-2 and Public Zone District standards and allowable uses.

Per the City of Commerce City, "The purpose of the medium intensity district (I-2 district) is to provide for a district in which light and medium industrial and similar uses may be operated. Medium-intensity industry consists of any industrial or manufacturing operation subject to acceptable safeguards to control potential nuisances and hazardous effects both on and off the premises." For Public Zone

Districts, “The purpose of the public zone district (Public district) is to protect established public lands and to provide an area in the city for location of parks, public open space, government buildings and facilities, schools and school grounds, and quasi-public buildings and facilities.”

This zone change request will remove the requirements previously outlined in Section D (a) and D (f), and Section I (e), mentioned in the preceding section.

The current I-2 zoning does not allow for the following uses which are allowed under the CAST Transportation I-2 with conditions zoning:

- The parking and storage of toxic or hazardous material
- The manufacturing, processing, use, sale, or storage of any flammable, corrosive, explosive or toxic substance.
- Above-ground storage tanks greater than 48,000 gallons
- Material piles greater than 8 feet in height

As previously mentioned, no development is planned for Tract A as part of this project.

The proposed zone change removes unnecessary steps in the development review process as well as removes unfavorable allowable uses. This zone change will bring the design standards up to current City of Commerce City code per the latest version of the Land Development Code.

The following sections address how the proposed zone change is consistent with the City’s requirements for zone change approval.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

As indicated in the City of Commerce City’s Comprehensive Plan Figure 3.2, dated 9/27/2010, the Future Land Use for this site is Industrial/Distribution. Tract A is indicated as Open Space. Refer to Figure 3.2 in Appendix C of this report. This aligns with the proposed use for this project, industrial/distribution. Per the City of Commerce City’s Land Development Code, Warehousing & Distribution is an “Allowed By Right” use within Zone I-2.

As part of this project, no development is proposed on Tract A. By rezoning Tract A to Public Zone District, this is consistent with the Comprehensive Plan’s Future Land Use for this area, which is indicated as Park space.

COMPATABILITY WITH SURROUNDING LAND USES

The requested rezone to I-2 and Public is compatible with surrounding land uses. Below is a partial list of the surrounding developments and their uses.

South (CAST Transportation Subdivision):

- Jeh/Eagle Supply - outdoor storage facility
- CAST Transportation - trucking and hauling facility

Southwest (Mountain View Industrial Park):

- Denver Machine Shop – machine shop
- TMT Cutters Inc. – asphalt/concrete removal contractor
- Peterson Fluid Systems – machine part distributor/retailer

West:

- O'Brian Canal – FRICO irrigation canal
- Vacant Land – Currently zoned I-3 and Comprehensive Plan denotes this area as “General Industrial”

Northwest (Kushniroff Resubdivision No. 5 PUD):

- McKinney Trailer Rentals - outdoor trailer storage/rental facility
- Saia LTL Freight - distribution center
- Midwest Motor Express – distribution/hauling center
- Reddaway – distribution/hauling center
- General Building Materials, Inc – distribution facility
- Prime Self Storage – outdoor storage facility

North:

- O'Brian Canal – FRICO irrigation canal
- First Creek Dog Park
- Single family residential development – Currently zoned AG and Comprehensive Plan denotes this area as “Industrial/Distribution”

Northeast:

- HWY 2
- Vacant Land – Currently zoned I-2 and Comprehensive Plan denotes this area as “Industrial/Distribution”

East (Eagle Creek Filing 2 PUD):

- Vacant Land – Comprehensive Plan denotes this area as “Open Space”
- HWY 2

Southeast (Eagle Creek Filing 2 PUD):

- HWY 2
- Eagle Creek Subdivision – residential subdivision on east side of HWY 2

IMPACT TO PUBLIC SERVICES

The proposed rezoning does not negatively impact public services, including but not limited to: water, sewer, streets and drainage.

- Water and sewer are provided along Havana Street and are maintained by South Adams County Water and Sanitation District (SACWSD). The proposed industrial/distribution use is typically a low volume water consumer.
- Havana Street is maintained by the City of Commerce City. As part of this project, the eastern half of the ultimate section of Havana Street will be constructed, thus improving the capacity of Havana Street.
- Historic drainage patterns will be maintained as part of this development so that there is no negative impact to the downstream system.

IMPACT TO PUBLIC USES

The proposed rezoning does not negatively impact public uses, including but not limited to, parks, schools and open space. By rezoning Tract A to Public, this may enhance the existing First Creek Dog Park immediately adjacent.

Based on the CAST Transportation Zoning Conditions, Lot 4 was not intended to be used for parks, schools or open space. Per the current Comprehensive Plan, parks, schools and/or open space are also not intended uses. This project proposes to construct a detached sidewalk along the Havana Street frontage which will provide a safer and more pedestrian friendly route for people to use in order to access nearby First Creek Dog Park. Industrial/distribution developments do not create an increased demand for schools.

COMMUNITY COMPATABILITY

As previously mentioned, the proposed zone change is compatible with the surrounding land uses as well as the Future Land Uses per the Comprehensive Plan. The zone change benefits the community by removing the undesirable uses from the CAST Transportation Zoning conditions. The proposed I-2 zoning district allows for wide range of uses enabling for a mix of development types in the immediate and surrounding area. As previously indicated, Tract A is immediately adjacent to the First Creek Dog Park and by rezoning to Public, this is compatible with the surrounding community.

PUBLIC INTEREST TO ALLOW ZONE CHANGE

Commerce City is a rapidly growing and developing area. It is in the public's interest to remove the undesirable allowable uses from the CAST Transportation Zoning conditions. The proposed zone change simplifies the development process and provides for a better development for the City. While removing the undesirable allowed uses, the proposed zone change still aligns with the current surrounding land uses as well as the Comprehensive Plan and Future Land Use. Rezoning Tract A to Public also aligns with the Comprehensive Plan and Future Land Use.

CONCLUSION

As discussed in the previous section, the proposed zone change for Lot 4 of the CAST Transportation Subdivision from I-2 zoning with conditions zoning to I-2 zoning without conditions and Tract A to Public zoning is consistent with the Comprehensive Plan, is compatible with surrounding land uses, does not negatively impact public services or public uses, is compatible with community and is in the public's interest. The proposed zone change is also in City's interest as it removes cumbersome development restrictions, removed undesirable uses and aligns the development standards to the current code.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (303) 974-3625 or brad.cooney@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

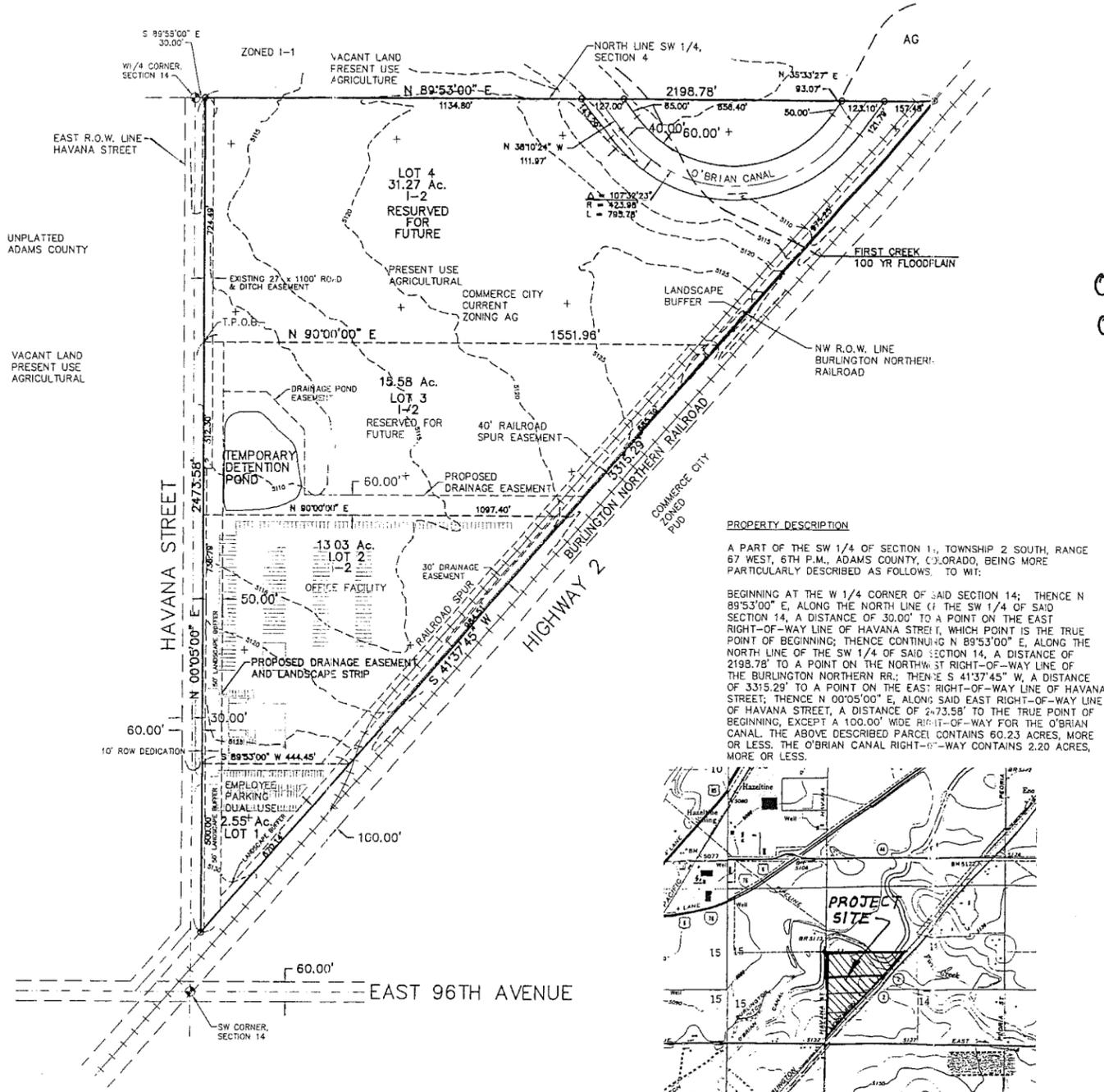
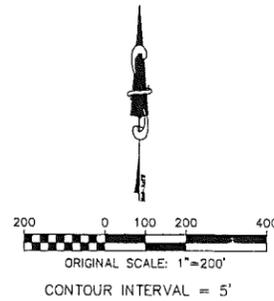
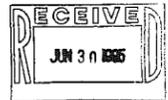


Brad Cooney, PE

APPENDIX A

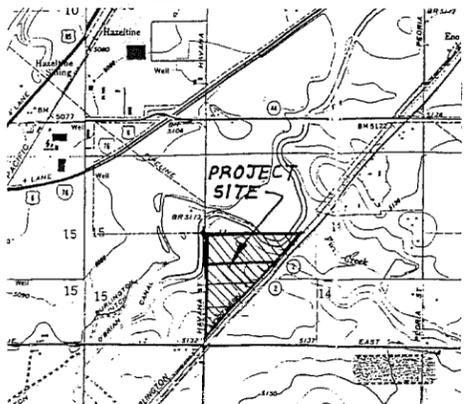
CAST TRANSPORTATION ZONING CONDITIONS

CAST TRANSPORTATION SITE PLAN



PROPERTY DESCRIPTION
A PART OF THE SW 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST, 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:

BEGINNING AT THE W 1/4 CORNER OF SAID SECTION 14; THENCE N 89°53'00\"/>



A) EXISTING/PROPOSED LAND USES:

1.) **Proposed Use:** Proposed use is a roll served truck transport facility with an office, shop, truck parking, off loading, and storage facility. Temporary parking for employees will take place on the commercial site.

B. USES BY RIGHT ON LOT 2, 3 & 4:

- (1) All uses by right in the I-1 district.
- (2) General offices.
- (3) The manufacture, assembly and/or production of components and parts for:
 - a. Electronics.
 - b. Instruments.
 - c. Optics.
 - d. Watches.
 - e. Computers.

(4) Machinery sales, excluding truck trailers and heavy equipment 1.5 tons and above in size.

(5) The repair, rental and service of any commodity, except heavy equipment. (1.5 tons and above in size).

(6) Transportation terminals for freight. Truck repair allowed as an accessory use only.

(7) Outdoor storage, temporary storage or transfer of the following materials may be permitted on site. Stored materials must be in the designated area. Temporarily stored materials must be covered or in containers.

- (a) Cement.
- (b) Concrete products.
- (c) Fertilizer (chemical or organic) & raw materials for manufacture.
- (d) Fiberglass.
- (e) Insulation materials.
- (f) Gypsum.
- (g) Paints and like products.
- (h) Paper pulp and cellulose
- (i) Construction materials & equipment
- (j) Petroleum and petroleum products, per the requirements of Article XIV section 21-271(5) of the Zoning Ordinance.
- (k) Plastics other than extrusion.

(l) All industrial uses in this development must meet the performance standards of the section 21-271 of the zoning ordinance.

(m) No uses or improvements which constantly produce obnoxious noise, odor or glare visible from outside any lot shall be allowed.

(n) Raw materials used in manufacture of commercial, industrial & retail commodities.

(o) Manufactured consumer goods and/or components thereof.

EXCLUSION

- (1) Outside storage of sand, gravel and bulk products.
- (2) The manufacturing, processing, use, sale or long-term storage of any highly flammable, corrosive, or explosive liquids class A & B, solids or gases, or high toxic substances. In interpreting this restriction, the Uniform Building Code (UBC) and Uniform Fire Code (UFC) shall be consulted. If, upon such consultation of said codes, the intensity of use or the duration of storage exceeds the occupancy standards as set forth in the UBC and/or UFC, the use shall be excluded.

C. USES BY RIGHT ON LOT 1

(1) All uses by right in C-1 & C-2 districts provided such uses comply with the respective parking and open space requirements of the C-1 & C-2 district.

(2) Banks and financial institutions.

(3) Department stores.

(4) Eating and drinking restaurants, including drive-thru types.

(5) Liquor stores.

(6) Convenience stores.

(7) Theaters, not including "drive-in" (see permitted uses).

(8) Hotel and motels.

(9) Parking lot.

D. Site Design Criteria and Regulations:

a.) All planning and zoning regulations (except landscaping) of the City of Commerce City effective June 15, 1995 shall apply to this request if the issues in such regulations are not specifically addressed in this request. The specific provisions herein shall supersede City regulations with respect to the issues of this zoning request.

b.) All fences located on the periphery of lot 1 & 2 of this project shall be chain-link. Such fences shall be required as part of the application for a building permit. Fencing adjacent to Havana Street on Lot 1 may be chain-link up to 6 feet, when the use is a parking lot.

c.) Fences shall have a maximum height of 8 feet in side and rear setbacks and 72 inches in front setbacks for Lots 2 & 3. When developed as a commercial site, fencing shall not exceed 42" in height along Havana Street. Fence details shall be submitted to the Planning Dept. for approval.

d.) Any and all storage or truck or equipment parking areas facing any street, or visible from any street, shall be screened by a berm or landscaping, or a combination thereof.

e.) Trees used as part of screening for storage shall be 50% spruce or pine trees.

f.) Only earth tone colors, whites, blacks and shades of moderate blues, greens and grays may be used as primary building colors.

g.) Lot 3 & 4 shall require a development plan be submitted and approved by the city council before any development may occur on the lot.

h.) Any exterior portion of a building facing a street must have a minimum of 50% of its exterior front wall area be either brick, glass, aggregate, painted or stained wood, or some combination thereof.

1.) Setback Standards

- 1.) Building setbacks along Havana Street 50 feet minimum
- 2.) Building Front setback along internal driveways 10 feet minimum
- 3.) Building Side setback 12.5 feet minimum
- 4.) Building Rear setback 10 feet minimum
- 5.) Minimum distance between structures on adjoining lots 25 feet minimum
- 6.) Maximum Height of structures Lot 2 50 feet maximum Lot 1 25 feet maximum

2.) Maximum Building Coverage Ratio: 0.5 (Floor Area to Land Area)

k.) Off-Street Parking:

- Light Industrial and warehouse: 2.0 spaces/1000 sq.ft. gross floor area
- Manufacturing: 3.0 spaces/1000 sq.ft. gross floor area
- Offices: 4.0 spaces/1000 sq.ft. gross floor area
- Retail: 5.0 spaces/1000 sq.ft. gross floor area
- Sit-Down Restaurant: 8.0 spaces/1000 sq.ft. gross floor area or 1.0 space per each 3 seats, whichever creates the most parking.
- Fast Food Restaurant: 12.0 spaces/1000 sq.ft. gross floor area or 1.3 space per each 3 seats, whichever creates the most parking.

l.) Open Space Landscaping:

- a.) A minimum of 10% of each building lot is to remain in open space.
- b.) Open space area shall be landscaped and maintained by the lot owner.
- c.) Landscaping shall be selected for adaptability to the Colorado climate and drought resistances. All grasses or sodded areas intended for use as "lawn" areas (as opposed to "natural" areas containing buffalo grass, or similar, in the drainage areas) shall be sprinkler irrigated. Xeriscape landscaping shall be acceptable, subject to approval of the Department of Community Development.
- d.) There shall be a landscaped buffer strip, to contain berms, fencing and/or trees. The strip shall be 50' wide along Havana Street for lots 1,2,3,4. A 25' wide strip along Havana Street shall be required for lot 4. A landscaped buffer up to 25' in width, as governed by topographic conditions, shall be installed along the entire East property line of lots 1,2,3,4. The exact width and planting shall be determined with each site development plan.
- e.) A detailed landscape plan for each lot shall be created and approved by the department of community development before any use or development shall occur.

ST 000001
478-85-140

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OWNER UNDER CONTRACT
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GREENWOOD VILLAGE, CO.
PHONE: (303) 892-1111

LAND SURVEYOR & ENGINEER
JEHN & ASSOCIATES
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JUNE 30, 1995

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PROFESSIONAL ENGINEERS AND SURVEYORS
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APPENDIX B

ZONE DISTRICT I-2 AND PUBLIC STANDARDS AND ALLOWABLE USES

| BULK STANDARD | REQUIREMENT |
|---------------------|-------------|
| Building separation | N/A |

Table amended by Ord. 1887, July 2012
 Table amended by Ord. 1938, January 2013

Sec. 21-4350. I-2 Medium-Intensity Industrial District

- (1) **Purpose and Intent.** The purpose of the medium intensity industrial district (I-2 district) is to provide for a district in which light and medium industrial and similar uses may be operated. Medium-intensity industry consists of any industrial or manufacturing operation subject to acceptable safeguards to control potential nuisances and hazardous effects both on and off of the premises.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within an I-2 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-14. I-2 Medium-Intensity Industrial District Standards

| BULK STANDARDS | REQUIREMENT |
|--|--------------------|
| Minimum gross floor area | N/A |
| Minimum density | N/A |
| Maximum density | N/A |
| Minimum floor area ratio | 0.05 |
| Maximum floor area ratio | N/A |
| Minimum lot area | 50,000-square feet |
| Maximum lot area | N/A |
| Minimum lot frontage | 80 feet |
| Minimum front yard setback | 20 feet |
| Maximum front yard setback | 100 feet |
| Minimum side yard setback (interior lot) | 20 feet |
| Maximum side yard setback (interior lot) | N/A |
| Minimum side yard setback (corner lot) | 20 feet |
| Maximum side yard setback (corner lot) | N/A |
| Minimum side yard setback (corner lot) collector or arterial | 20 feet |
| Maximum side yard setback (corner lot) collector or arterial | 150 feet |
| Minimum rear yard setback | 25 feet |
| Minimum building height | 15 feet |
| Maximum building height | 50 feet |
| Minimum open space | N/A |

| BULK STANDARDS | REQUIREMENT |
|---------------------|---|
| Building location | No building shall be located less than 50 feet from the boundary of any residential zone district |
| Building separation | N/A |

Table amended by Ord. 1887, July 2012
Table amended by Ord. 1938, January 2013

Sec. 21-4355. I-3 Heavy-Intensity Industrial District

- (1) **Purpose and Intent.** The purpose of the heavy intensity industrial district (I-3 district) is to provide a district designed to accommodate normal operation of almost all industries, subject to those regulations necessary for the protection of nearby property owners in the lawful use of their respective properties.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within an I-3 district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-15. I-3 Heavy-Intensity Industrial District Standards

| BULK STANDARD | REQUIREMENT |
|--|--------------------|
| Minimum gross floor area | N/A |
| Minimum density | N/A |
| Maximum density | N/A |
| Minimum floor area ratio | 0.05 |
| Maximum floor area ratio | N/A |
| Minimum lot area | 50,000-square feet |
| Maximum lot area | N/A |
| Minimum lot frontage | 80 feet |
| Minimum front yard setback | 20 feet |
| Maximum front yard setback | 100 feet |
| Minimum side yard setback (interior lot) | 25 feet |
| Maximum side yard setback (interior lot) | N/A |
| Minimum side yard setback (corner lot) | 25 feet |
| Maximum side yard setback (corner lot) | N/A |
| Minimum side yard setback (corner lot) collector or arterial | 25 feet |
| Maximum side yard setback (corner lot) collector or arterial | 150 feet |
| Minimum rear yard setback | 25 feet |
| Minimum building height | 15 feet |

| BULK STANDARD | REQUIREMENT |
|--|--|
| Minimum side yard setback (interior lot) | 10 feet |
| Maximum side yard setback (interior lot) | N/A |
| Minimum side yard setback (corner lot) | 30 feet |
| Maximum side yard setback (corner lot) | N/A |
| Minimum side yard setback (corner lot) collector or arterial | 30 feet |
| Minimum rear yard setback | 30 feet |
| Minimum building height | 10 feet. |
| Maximum building height | 35 feet |
| Minimum open space | 50 percent of gross lot area. Open space may include corrals, riding rings, pasture area, farming area, or landscaped areas. |
| Building location | N/A |
| Building separation | N/A |

Sec. 21-4365. PUBLIC Public Zone District

- (1) **Purpose and Intent.** The purpose of the public zone district (Public district) is to protect established public lands and to provide an area in the city for location of parks, public open space, government buildings and facilities, schools and school grounds, and quasi-public buildings and facilities.
- (2) **Standards.** It shall be unlawful for any person to build, own, or occupy any structure within a public zone district that deviates from the standards set forth in the following table unless a variance or minor modification has been granted in accordance with the provisions of this land development code.

Table IV-17. PUBLIC District Standards

| BULK STANDARD | REQUIREMENT |
|----------------------------|--------------------|
| Minimum gross floor area | N/A |
| Minimum density | N/A |
| Maximum density | N/A |
| Minimum floor area ratio | N/A |
| Maximum floor area ratio | N/A |
| Minimum lot area | 20,000-square feet |
| Minimum lot frontage | 70 feet |
| Minimum front yard setback | 20 feet |

| BULK STANDARD | REQUIREMENT |
|--|---|
| Maximum front yard setback | N/A |
| Minimum side yard setback (interior lot) | 5 feet on either side with a minimum of 30 feet total for both setbacks |
| Maximum side yard setback (interior lot) | N/A |
| Minimum side yard setback (corner lot) | 15 feet |
| Maximum side yard setback (corner lot) | N/A |
| Minimum side yard setback (corner lot) collector or arterial | 20 feet |
| Maximum side yard setback (corner lot) collector or arterial | 150 feet |
| Minimum rear yard setback | 20 feet |
| Minimum building height. | N/A |
| Maximum building height | 50 feet |
| Minimum open space | N/A |
| Building location | N/A |
| Building separation | N/A |

Sec. 21-4370. PUD Planned Unit Development District

- (1) **Purpose and Intent.** The purpose of the planned unit development district (PUD district) is to allow projects of innovative design and layout that would not otherwise be permitted under this land development code because of the strict application of zoning district or general development standards. Typically, the PUD consists of a combination of land uses that provides a higher level of standards through innovative land planning and site design concepts. The PUD district shall not be used merely as a mechanism to avoid the application of the requirements of other zone districts. The PUD district is further intended to:
- (a) Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;
 - (b) Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development.
 - (c) Create physical connections between existing and proposed developments in order to achieve an integrated community with common open space, transportation, transit, and public service networks; and

| USES ALLOWED BY ZONING DISTRICT | | | | | | | | | | | | | | | | | | | |
|--|--|------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|----|--------|------------------------|-------------------|
| R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED | | | | | | | | | | | | | | | | | | | |
| USE CLASSIFICATION | SPECIFIC USE TYPE | NAICS CODE | R-1 | R-2 | R-3 | R-4 | MHP | C-1 | C-2 | C-3 | MU-1 | I-1 | I-1S | I-2 | I-3 | AG | PUBLIC | ADDITIONAL REGULATIONS | |
| Vehicle/Equipment Sales and Services | Automobile rentals | | | | | | | | R | | | R | | R | | | | 21-5272 | |
| | Automobile washing facility | | | | | | | | R | R | | R | | R | | | | 21-5218 | |
| | Limited moving truck (< 30 feet)/equipment self-rental facilities | | | | | | | | | P | | R | | R | R | | | 21-5272 | |
| | Major equipment repair | | | | | | | | | | | R | | R | R | | | | |
| | Mobile home dealer/sales | | | | | | | | | | | | | R | R | | | | |
| | Motor vehicle dealer/sales, new and used automobiles < 3 acres | | | | | | | | | R | | R | | | | | | | 21-5272 |
| | Motor vehicle dealer/sales, new and used automobiles > 3 acres | | | | | | | | | | C | C | | | | | | | 21-5272 |
| | Motor vehicle dealer/sales, new and used RV's, trailers, and campers) | | | | | | | | | | | R | | R | R | | | | 21-5272 |
| | Tire shop | | | | | | | | | R | | R | | R | R | | | | 21-5271 |
| | Towing Services with Impound Yard | | | | | | | | | | | R | | R | R | | | | 21-5241 |
| | Towing Services without Impound Yard | | | | | | | | | | | R | | R | R | | | | 21-5241 |
| | Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts) | | | | | | | | | | | R | | R | R | | | | 21-5271 |
| | Vehicle repair, minor | | | | | | | | P | R | | R | | R | R | | | | 21-5271 |
| | Vehicle storage (inoperable vehicles) | | | | | | | | | | | | | | | C | | | |
| Vehicle storage (operable vehicles only) | | | | | | | | | | | | | R | R | | | | | |
| Visitor Accommodations | Bed and breakfast establishments | | P | P | P | P | | R | | | | | | | | | R | | |
| | Hotel or motel lodging establishments | | | | | | | | P | R | R | R | | | | | | | 21-5248 |
| | Overnight campground | | | | | | | | | | | | | | | P | P | | |
| OFFICE FLEX | | | | | | | | | | | | | | | | | | | |
| Office Flex | Office flex | | | | | | | | | | | R | | R | R | | | | 21-5251 |
| INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | |
| Auction House or Yard | Auction house (inside) | 453998 | | | | | | | | | | C | R | C | C | | | | |
| | Auction house or yard (outside) | 453998 | | | | | | | | | | | | | C | C | | | |
| Artisan/Handcrafted Manufacturing | Artisan/handcrafted manufacturing | | | | | | R | R | R | R | R | R | R | R | R | | R | | |
| Contractor Operations | Building, developing, general contracting | 236 | | | | | | | | | | R | R | R | R | | | | |
| | Construction Crane Uses | | | | | | | | | | | | | | R | | | | |
| | Contractor's shop and storage yard | 236-238 | | | | | | | | | | * | * | R | R | | | | 21-5254 |
| | Contractor - landscaping | 561730 | | | | | | | | | | | | R | R | R | | | |
| | Heavy construction equipment (new/used sales and storage) | 237 | | | | | | | | | | | | R | R | | | | |
| | Special trade contractors | 238 | | | | | | | | | | | R | R | R | R | | | |
| Manufacturing, Chemical | Basic chemical manufacturing | 3251 | | | | | | | | | | | | C | R | | | | |
| | Explosives, including ammunition and fireworks | 32592 | | | | | | | | | | | | | C | | | | 21-5239 |
| | Fertilizer manufacture, organic or nonorganic, and pesticides | 32531 | | | | | | | | | | | | | C | C | | | |
| | Fiberglass manufacturing | 327993 | | | | | | | | | | | | R | R | | | | |
| | Glue, gelatin (animal), or caulking compound manufacturing | 32552 | | | | | | | | | | | | | C | | | | |
| | Hazardous Materials | | | | | | | | | | | | | | C | | | | 21-5120 / 21-5239 |
| | Industrial launderers/dry cleaning plants | 812332 | | | | | | | | | | | | | C | | | | |
| | Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only) | 3253 | | | | | | | | | | | | | C | | | | |
| | Nitrate manufacturing | 32592 | | | | | | | | | | | | | C | | | | |
| | Paint, coating, and adhesive product manufacturing | 3255 | | | | | | | | | | | | | R | | | | |
| | Pharmaceutical and medical product manufacturing | 3254 | | | | | | | | | | | | | R | R | | | |
| | Plastic product manufacturing, including extrusion of plastic | 3261 | | | | | | | | | | | | | R | R | | | |
| | Resin, synthetic rubber, artificial and synthetic fibers/fill manufacturing | 3252 | | | | | | | | | | | | | R | R | | | |
| | Rubber product manufacturing | 3262 | | | | | | | | | | | | | R | R | | | |
| Soaps, cleaner and toilet preparation manufacturing | 3259 | | | | | | | | | | | | | R | R | | | | |
| Tire manufacturing | 32621 | | | | | | | | | | | | | C | | | | | |

| USES ALLOWED BY ZONING DISTRICT | | | | | | | | | | | | | | | | | | |
|--|--|------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|----|---------|------------------------|
| R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED | | | | | | | | | | | | | | | | | | |
| USE CLASSIFICATION | SPECIFIC USE TYPE | NAICS CODE | R-1 | R-2 | R-3 | R-4 | MHP | C-1 | C-2 | C-3 | MU-1 | I-1 | I-1S | I-2 | I-3 | AG | PUBLIC | ADDITIONAL REGULATIONS |
| Manufacturing, Food | Animal food manufacturing | 311119 | | | | | | | | | | | | | | | | |
| | Bakeries, pasta and tortilla manufacturing | 3118 | | | | | | | | | | R | R | R | R | | | |
| | Beverage manufacturing | 3121 | | | | | | | | | | R | R | R | R | | | |
| | Brewery | | | | | | | | | | | P | R | R | R | | | 21-5214 |
| | Bulk grain transfer | | | | | | | | | | | | | P | P | | | 21-5223 |
| | Dairy product manufacturing | 3115 | | | | | | | | | | | R | R | R | R | | |
| | Distillery | | | | | | | | | | | | P | R | R | R | | 21-5214 |
| | Fruit and vegetable preserving, and specialty food manufacturing | 3114 | | | | | | | | | | | R | R | R | R | | |
| | Grain and oilseed milling, including grain elevator | 3112 | | | | | | | | | | | | | | R | R | |
| | Meat products, including slaughtering | 31161 | | | | | | | | | | | | | | C | | |
| | Meat products, packing & processing (no slaughtering) | 311612 | | | | | | | | | | | R | R | R | R | | |
| | Microbrewery | | | | | | | | P | R | R | R | R | P | | | | 21-5214 |
| | Micro-winery | | | | | | | R | R | R | R | R | R | | | | | 21-5214 |
| | Rendering and meat byproduct processing | 311613 | | | | | | | | | | | | | | C | | |
| | Other food manufacturing | 311999 | | | | | | | | | | | R | R | R | R | | |
| | Poultry packing & slaughtering | 311615 | | | | | | | | | | | | | | C | | |
| | Sugar and confectionary product manufacturing | 3113 | | | | | | | | | | | | | | C | | |
| Tobacco manufacturing | 3122 | | | | | | | | | | | | | | C | | | |
| Winery | | | | | | | | P | R | R | R | R | P | | | | 21-5214 | |
| Manufacturing, Machinery | Aerospace product and parts manufacturing | 3364 | | | | | | | | | | | | R | R | | | |
| | Commercial and service industry machinery manufacturing | 3333 | | | | | | | | | | R | R | R | R | | | |
| | Computer and electronic product manufacturing | 334 | | | | | | | | | | R | R | R | R | | | |
| | Electrical equipment, appliance and component manufacturing | 335 | | | | | | | | | | R | R | R | R | | | |
| | Furniture and related product manufacturing | 337 | | | | | | | | | | R | R | R | R | | | |
| | HVAC and commercial refrigeration equipment manufacturing | 3334 | | | | | | | | | | | | R | R | | | |
| | Metalworking machinery | 3335 | | | | | | | | | | R | R | R | R | | | |
| | Miscellaneous manufacturing | 339 | | | | | | | | | | R | R | R | R | | | |
| | Motor vehicle and transportation manufacturing | 3361 | | | | | | | | | | | | R | R | | | |
| | Power distribution and speciality transformer | 335311 | | | | | | | | | | | | | | C | | |
| | Relay and industrial control manufacturing | 335314 | | | | | | | | | | | | | | C | | |
| | Ship and boat building/repair | 33661 | | | | | | | | | | | | R | R | | | |
| | Signs manufacturing | 339950 | | | | | | | | | | | | R | R | | | |
| | Switchgear and switchboard apparatus | 335313 | | | | | | | | | | | | | | C | | |

| USES ALLOWED BY ZONING DISTRICT | | | | | | | | | | | | | | | | | | |
|--|--|---------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|----|--------|------------------------|
| R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED | | | | | | | | | | | | | | | | | | |
| USE CLASSIFICATION | SPECIFIC USE TYPE | NAICS CODE | R-1 | R-2 | R-3 | R-4 | MHP | C-1 | C-2 | C-3 | MU-1 | I-1 | I-1S | I-2 | I-3 | AG | PUBLIC | ADDITIONAL REGULATIONS |
| Manufacturing, Metal | Alumina refining and production | 33131 | | | | | | | | | | | | | R | C | | |
| | Architectural metals manufacturing | 3323 | | | | | | | | | | | | | R | R | | |
| | Boiler, tank and shipping container manufacturing | 3324 | | | | | | | | | | | | | R | R | | |
| | Coating/engraving/heat treating processes | 3328 | | | | | | | | | | | | | R | R | | |
| | Cutlery and handtool manufacturing | 3322 | | | | | | | | | | R | R | R | R | | | |
| | Electrometallurgical manufacturing | 33111 | | | | | | | | | | | | | | C | | |
| | Electroplating, Plating, Polishing, Anodizing, and Coloring (Sandblasting) | 332813 | | | | | | | | | | | | | R | R | | |
| | Fabricated metal product manufacturing | 332 | | | | | | | | | | | | | | R | | |
| | Ferroalloy product manufacturing | 331112 | | | | | | | | | | | | | | C | | |
| | Foundries | 3315 | | | | | | | | | | | | | | C | | |
| | Forging and stamping | 3321 | | | | | | | | | | | | | R | R | | |
| | Hardware manufacturing | 3325 | | | | | | | | | | | R | R | R | R | | |
| | Machinery shops; turn products; screw, nut, and bolt manufacturing | 3327 | | | | | | | | | | | R | R | R | R | | |
| | Metal and metal ores, reduction, refining, smelting, and alloying | 33131 / 33141 | | | | | | | | | | | | | | C | | |
| | Metal Coating, Engraving (including Galvanizing and Powdercoating) | 332812 | | | | | | | | | | | | | | R | | |
| | Other fabricated metal product manufacturing | 33299 | | | | | | | | | | | | | | R | | |
| | Primary metal manufacturing | 331 | | | | | | | | | | | | | | C | | |
| Spring and wire product manufacturing | 3326 | | | | | | | | | | | | | R | R | | | |
| Steel and iron works and rolling mills (ferrous) | 33111 | | | | | | | | | | | | | | C | | | |
| Steel product manufacturing | 3312 | | | | | | | | | | | | | | C | | | |
| Manufacturing, Non-metallic Mineral | Brick, firebrick refractories and clay products | 32712 | | | | | | | | | | | | | R | R | | |
| | Concrete/cement batching plant (ready-mix) | 3273 | | | | | | | | | | | | | | C | | |
| | Concrete product manufacturing | | | | | | | | | | | | | | | R | | |
| | Construction/building, masonry/veneer/block, | | | | | | | | | | | | | | | R | | |
| | Fly ash storage/distribution | | | | | | | | | | | | | P | P | | | |
| | Nonmetallic mineral product manufacturing | 3271 | | | | | | | | | | | | | R | R | | |
| | Monument or gravestone processing and shaping, including sales | 327991 | | | | | | | | | | | | | R | R | | |
| Stucco manufacturing | 327999 | | | | | | | | | | | | | | R | | | |
| Manufacturing, Oil and Gas | Asphalt batch plant | 324121 | | | | | | | | | | | | | | C | | |
| | Petroleum and coal products manufacturing | 324 | | | | | | | | | | | | | | C | | |
| | Petroleum product containment (including asphaltic oil) | | | | | | | | | | | | | | | C | | |
| | Refining operations including bio-diesel | | | | | | | | | | | | | | | C | | |
| | Support activities for oil and gas operations (pipelines, etc.) | 213112 | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Manufacturing, Textile | Apparel manufacturing | 31521 | | | | | | | | | | R | R | R | R | | | |
| | Fabric mills | 3132 | | | | | | | | | | | | | R | R | | |
| | Leather and allied product manufacturing | 316 | | | | | | | | | | | | | | C | | |
| | Leather and hide tanning and finishing | 3161 | | | | | | | | | | | | | | C | | |
| | Textile/fabric finishing/fabric coating mills | 3132 | | | | | | | | | | | | | | C | | |
| | Textile products mills | 314 | | | | | | | | | | | | | R | R | | |

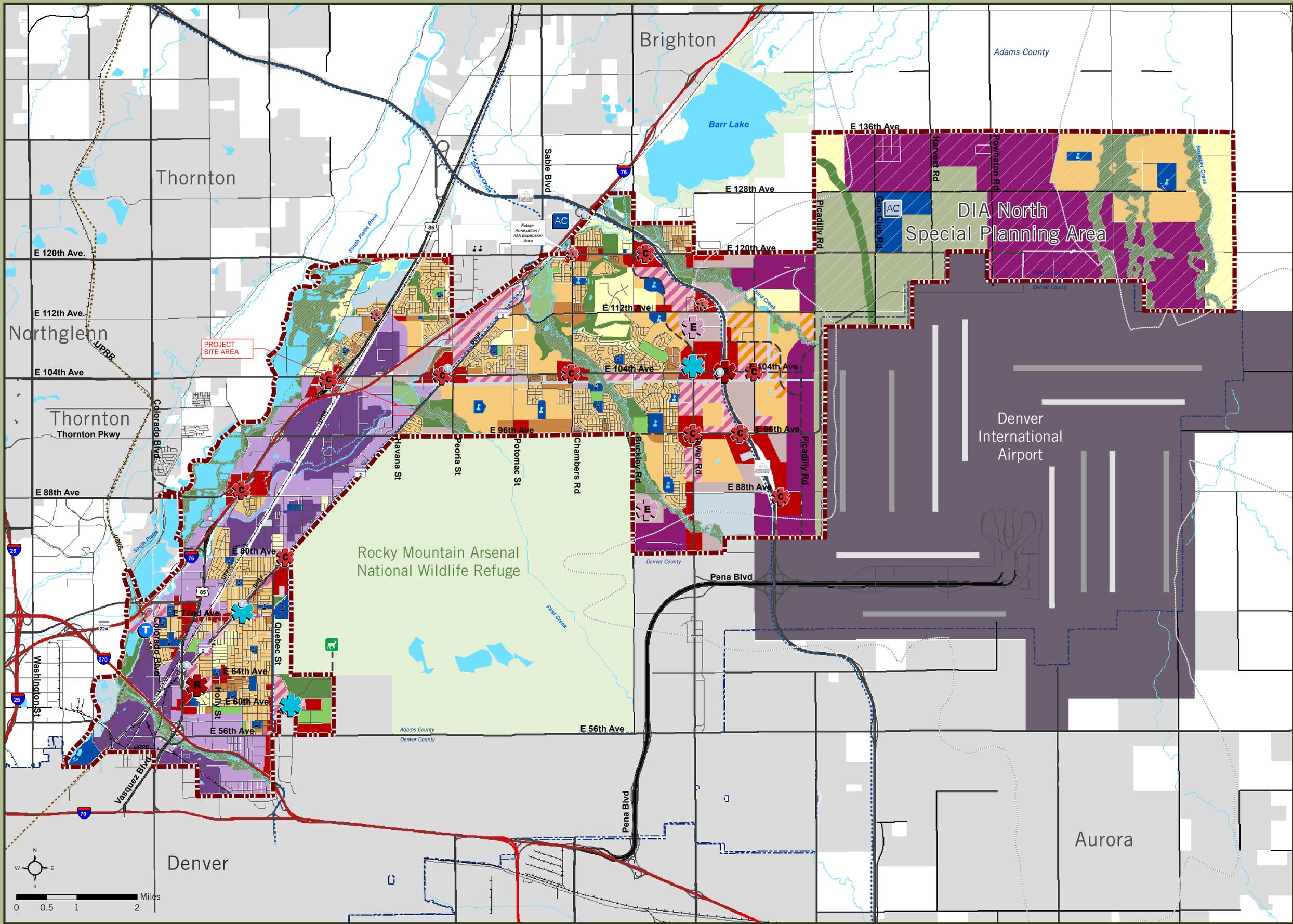
| USES ALLOWED BY ZONING DISTRICT | | | | | | | | | | | | | | | | | | | |
|--|--|------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|----|--------|------------------------|---------|
| R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED | | | | | | | | | | | | | | | | | | | |
| USE CLASSIFICATION | SPECIFIC USE TYPE | NAICS CODE | R-1 | R-2 | R-3 | R-4 | MHP | C-1 | C-2 | C-3 | MU-1 | I-1 | I-1S | I-2 | I-3 | AG | PUBLIC | ADDITIONAL REGULATIONS | |
| Manufacturing, Wood Product | Basket and hamper (wood, reed, rattan, etc.) manufacturing | 32192 | | | | | | | | | | R | R | R | R | | | | |
| | Box and crate manufacturing | 32192 | | | | | | | | | | R | R | R | R | | | | |
| | Pulp good, pressed or molded (including paper mache products) | 32229 | | | | | | | | | | | | R | R | | | | |
| | Veneer, plywood, and engineered wood product manufacturing | 3212 | | | | | | | | | | | | | | C | | | |
| | Wood preservation | 321114 | | | | | | | | | | | | C | C | | | | |
| | Wood product manufacturing | 3212-3219 | | | | | | | | | | | R | R | R | R | | | |
| | Wood pulp or fiber; reduction or processing | 3212 | | | | | | | | | | | | | | R | | | |
| | Wood pulp, paper, and paperboard mills | 3221 | | | | | | | | | | | | | C | | | | |
| Marijuana Uses | Medical marijuana center | | | | | | | | | R | | R | R | R | R | | | 21-5249 | |
| | Medical marijuana infused product manufacturer | | | | | | | | | | | R | R | R | R | | | 21-5249 | |
| | Optional premises cultivation operation | | | | | | | | | | | R | R | R | R | | | 21-5249 | |
| | Primary caregiver | | | | | | | | | | | R | R | R | R | | | 21-5249 | |
| | Retail marijuana cultivation facility | | | | | | | | | | | R | R | R | R | | | 21-5249 | |
| | Retail marijuana product manufacturing facility | | | | | | | | | | | | R | R | R | R | | | 21-5249 |
| | Retail marijuana store | | | | | | | | | R | | R | R | R | R | | | 21-5249 | |
| | Retail marijuana testing facility | | | | | | | | | | | | R | R | R | R | | | 21-5249 |
| Motion Picture and Video Industry | Motion picture and video industry | 51211 | | | | | | | | R | P | R | R | R | R | | | | |
| Outdoor Storage | Above-ground storage tanks < 48,000 gallons | | | | | | | | | | | R | | R | R | | R | 21-5212 | |
| | Above-ground storage tanks > 48,000 gallons | | | | | | | | | | | | | | C | | R | 21-5212 | |
| | Above-ground storage tanks of propane < 10,000 cubic feet capacity | | R | R | R | R | R | R | R | R | R | | | R | R | R | | | |
| | Material piles > 8 feet in height | | | | | | | | | | | | | C | C | | | 21-5254 | |
| | Modular nonresidential unit (sales, rental, or service) | | | | | | | | | | | | | R | R | | | 21-5254 | |
| | Outdoor storage of vehicles (RVs, boats, or buses) | | | | | | | | | | | | | R | | | | 21-5254 | |
| | Outdoor storage | | | | | | | | | | | * | | R | | | | 21-5254 | |
| Printing and Publishing | Printing and related support activities | 3231 | | | | | | | | | | R | R | R | R | | | | |
| | Publishing industry | 511 | | | | | | | | | | R | R | R | R | | | | |
| Railroad Services | Railroad spur | | | | | | | | | | | | | C | C | | | | |
| | Rail transportation and support facilities including rail yard | 482 & 4882 | | | | | | | | | | | | C | C | | | | |
| Research and Development Services | Scientific R & D services | 5417 | | | | | | | | | | R | R | R | R | | | | |
| | Solar panel array, production and distribution | | | | | | | | | | | | | | | R | | | |
| | Testing laboratories, non-medical | 54138 | | | | | | | | | | R | R | R | R | | | | |
| | Testing of jet engines or rockets | 54138 | | | | | | | | | | | | | C | | | | |
| | Trade and technical uses | | | | | | | | | | | R | R | R | R | | | | |

| USES ALLOWED BY ZONING DISTRICT | | | | | | | | | | | | | | | | | | |
|--|---|------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|----|--------|------------------------|
| R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED | | | | | | | | | | | | | | | | | | |
| USE CLASSIFICATION | SPECIFIC USE TYPE | NAICS CODE | R-1 | R-2 | R-3 | R-4 | MHP | C-1 | C-2 | C-3 | MU-1 | I-1 | I-1S | I-2 | I-3 | AG | PUBLIC | ADDITIONAL REGULATIONS |
| Resource Extraction | Borrow pit | 212319 | | | | | | | | | | | | | C | C | | 21-5222 |
| | Construction sand and gravel mining | 21232 | | | | | | | | | | | | | C | C | | |
| | Minerals and earths: quarrying, extracting, grinding, mining, crushing, and processing | 212 | | | | | | | | | | | | | C | C | | |
| | Ore dumps and elevators | 212 | | | | | | | | | | | | | C | C | | |
| | Subsurface extraction (including oil and natural gas extraction) | 211-213 | OG | OG | OG | OG | OG | OG | OG | |
| Toxic / Hazardous Uses | The parking and storage of toxic or hazardous material | | | | | | | | | | | | | | | C | | 21-5239 |
| | The manufacturing, processing, use, sale, or storage of any flammable, corrosive, explosive, or toxic substance | | | | | | | | | | | | | | | C | | 21-5239 |
| Truck / Transportation Services | Private Bus Station with repair | | | | | | | | | | | P | P | R | | | | |
| | Private Bus Station without repair | | | | | | | | | P | | R | C | R | | | | |
| | Transportation terminal | 488490 | | | | | | | | | | C | | R | R | | | 21-5270 |
| | Transportation terminal where vehicles carry flammable, explosive, hazardous, or high toxic materials | | | | | | | | | | | | | | C | | | 21-5270 |
| | Trailer sales and service limited to use for private passenger motor vehicles | | | | | | | | R | | | R | R | R | R | | | 21-5272 |
| | Truck sales (non-trailer) | | | | | | | | | | | R | R | R | R | | | 21-5272 |
| | Truck stop (natural gas sales) | 488490 | | | | | | | | | | C | C | C | C | | | 21-5270 |
| | Truck and/or truck trailer sales, repair, and/or maintenance (including oil, lube, and/or wash) | 811111 | | | | | | | | | | * | * | R | R | | | 21-5218 |
| Warehousing & Distribution | Commercial indoor self-storage facility | | | | | | | | R | | R | R | R | R | | | | 21-5225 |
| | Household moving center | 4842 | | | | | | | | | R | R | R | R | | | | |
| | Motor freight transportation terminal and shipping, excluding couriers | 4841 | | | | | | | | | R | R | R | R | | | | |
| | Mini-storage and warehouse with outdoor storage | 531130 | | | | | | | | | | | R | R | | | | 21-5250 |
| | Mini-storage and warehouse without outdoor storage | 531130 | | | | | | | | | | R | R | R | R | | | 21-5250 |
| | Produce storage and warehousing | 49313 | | | | | | | | | | R | R | R | R | | | |
| | Retail sales in conjunction with warehouse establishment | | | | | | | | | | | R | R | R | R | | | |
| Warehousing and storage, general | 4931 | | | | | | | | | | R | R | R | R | | | | |
| Waste-Management and Remediation Services | Composting facilities (non-hazardous) | 56221 | | | | | | | | | | | | | C | C | | |
| | Hazardous waste collection, treatment, and disposal | 562211 | | | | | | | | | | | | | C | C | C | 21-5258 |
| | Landfill, construction/demolition | 562219 | | | | | | | | | | | | | C | C | C | 21-5244 |
| | Landfill, solid waste | 562212 | | | | | | | | | | | | | C | C | C | 21-5244 |
| | Radioactive waste handling | 562211 | | | | | | | | | | | | | C | | | |
| | Recycling facilities/material resource recovery facility | 56292 | | | | | | | | | | | | | C | | R | 21-5256 |
| | Scrap metal collection and transfer facility | 56292 | | | | | | | | | | | | | C | | | 21-5258 |
| | Solid waste combusters and incinerators | 56221 | | | | | | | | | | | | C | R | | | |
| | Tire collection, reduction and transfer facility (including scrap tires) | 56211 | | | | | | | | | | | | | C | | | 21-5260 |
| | Refuse transfer facility and/or transfer facility | | | | | | | | | | | | | | C | | | 21-5258 |

APPENDIX C

COMPREHENSIVE PLAN AND FUTURE LAND USE

Future Land Use Plan



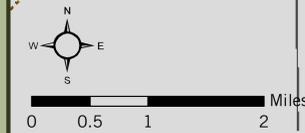
- ### Legend
- IGA Growth Boundary
 - County Boundary
 - Denver International Airport
 - DIA Noise Contours - 60 LDN
 - Current Runway
 - Future Runway
 - National Wildlife Refuge, Barr Lake State Park
 - Wildlife Refuge Visitors Center
 - 100 Year Floodplain
 - Future Roads
 - Planned Transit Station
 - Possible Transit Station
 - Future Transit Line
 - Future Light Rail Line
 - Future Adams County Government Administrative Complex
 - Future Adams County Regional Public Safety Training Center
 - Existing School
 - Future School Site

- ### Centers
- Activity Center
 - Employment Campus / Business Center
 - Regional Commercial Center
 - Community Commercial Center
 - Local Commercial Center

- ### Future Land Use
- Residential - Low
 - Residential - Medium
 - Residential - High
 - Mixed-Use - E-470
 - Mixed-Use (Corridor and Commercial)
 - Commercial
 - Office / Flex
 - DIA Technology
 - Industrial / Distribution
 - General Industrial
 - DIA Reserve
 - Utility
 - Public/State
 - Park
 - Open Space

Figure 3.2

Source: Adams County Tax Assessor, Adams County GIS, Commerce City GIS, U.S. Census TIGER files, Clarion Associates, 2008



APPENDIX D
REZONING MAP

100TH & HAVANA

LOT 4, CAST TRANSPORTATION SUBDIVISION

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 ZONE CHANGE

OWNER'S CERTIFICATE

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.

OWNER'S NAME _____

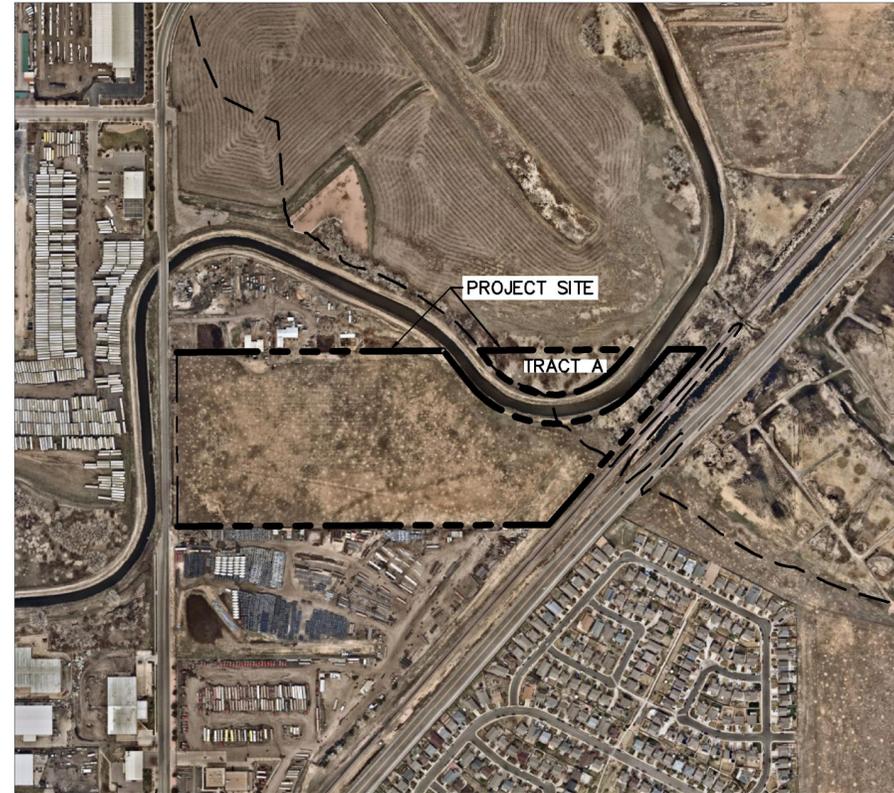
ACKNOWLEDGEMENT:

STATE OF _____
 COUNTY OF _____
 CITY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS
 . DAY OF _____ 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP
 1" = 500'



LEGAL DESCRIPTION

LOT 4, CAST TRANSPORTATION SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

PROJECT DATA

ADDRESS: 9940 HAVANA STREET
 PARCEL NUMBER: 172114012004
 EXISTING ZONING: I-2 WITH CONDITIONS
 PROPOSED ZONING: I-2 WITHOUT CONDITIONS; TRACT A TO BE REZONED TO PUBLIC
 ACRES: 28.47 ACRES
 EXISTING LAND USE: VACANT
 FUTURE LAND USE: INDUSTRIAL/DISTRIBUTION PER COMPREHENSIVE PLAN. TRACT A IS OPEN SPACE PER COMPREHENSIVE PLAN.

| SHEET NO. | SHEET INDEX |
|-----------|----------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | PROPOSED ZONE CHANGE |

CITY APPROVAL:

APPROVAL OF THE CITY OF 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 _____

ADAMS COUNTY CLERK AND RECORDER:

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

BY: _____
 COUNTY CLERK AND RECORDER

RECEPTION NUMBER: _____

K:\DEN_Civil\096441009_100th & Havana\CADD\PlanSheets\Rezone\096441009CV.dwg Cooney, Brad 11/13/2020 11:40 AM

Kimley-Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

100TH & HAVANA
 COMMERCE CITY, ADAMS COUNTY, COLORADO
 ZONE CHANGE
 COVER SHEET

DATE: 05/05/2020
 DESIGNED BY: BJC
 DRAWN BY: CTM
 CHECKED BY: BJC

FILE NO.
 PROJECT NO.
 096441009

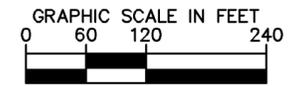
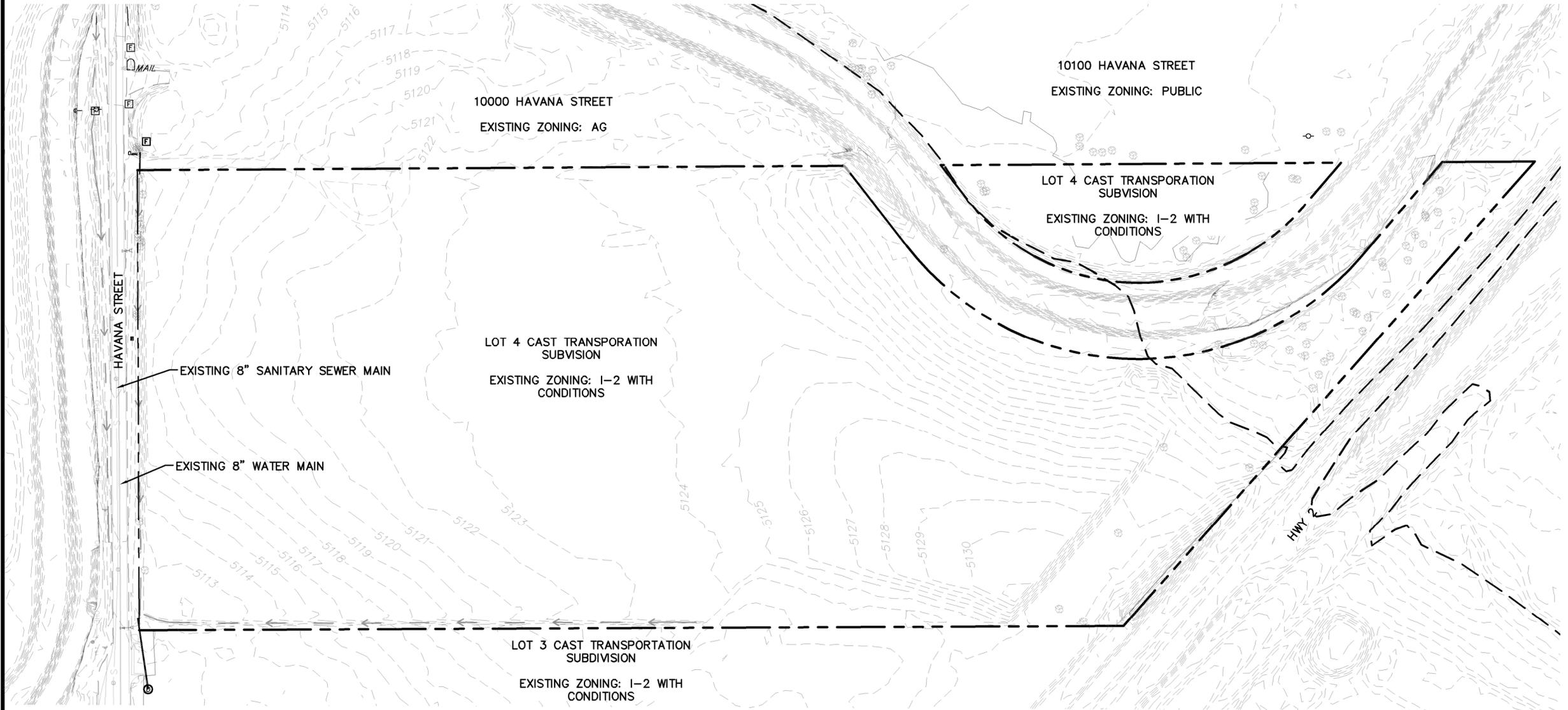
SHEET NO.
 1

| NO. | REVISION | BY | DATE | APPR. |
|-----|----------------------|-----|----------|-------|
| 1 | REV PER AHJ COMMENTS | BJC | 11/13/20 | BJC |

100TH & HAVANA

LOT 4, CAST TRANSPORTATION SUBDIVISION

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 ZONE CHANGE



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100TH & HAVANA
 COMMERCE CITY, ADAMS COUNTY, COLORADO
 ZONE CHANGE
 EXISTING CONDITIONS

DATE: 05/05/2020
 DESIGNED BY: BJC
 DRAWN BY: CTM
 CHECKED BY: BJC

FILE NO.
 PROJECT NO.
 096441009

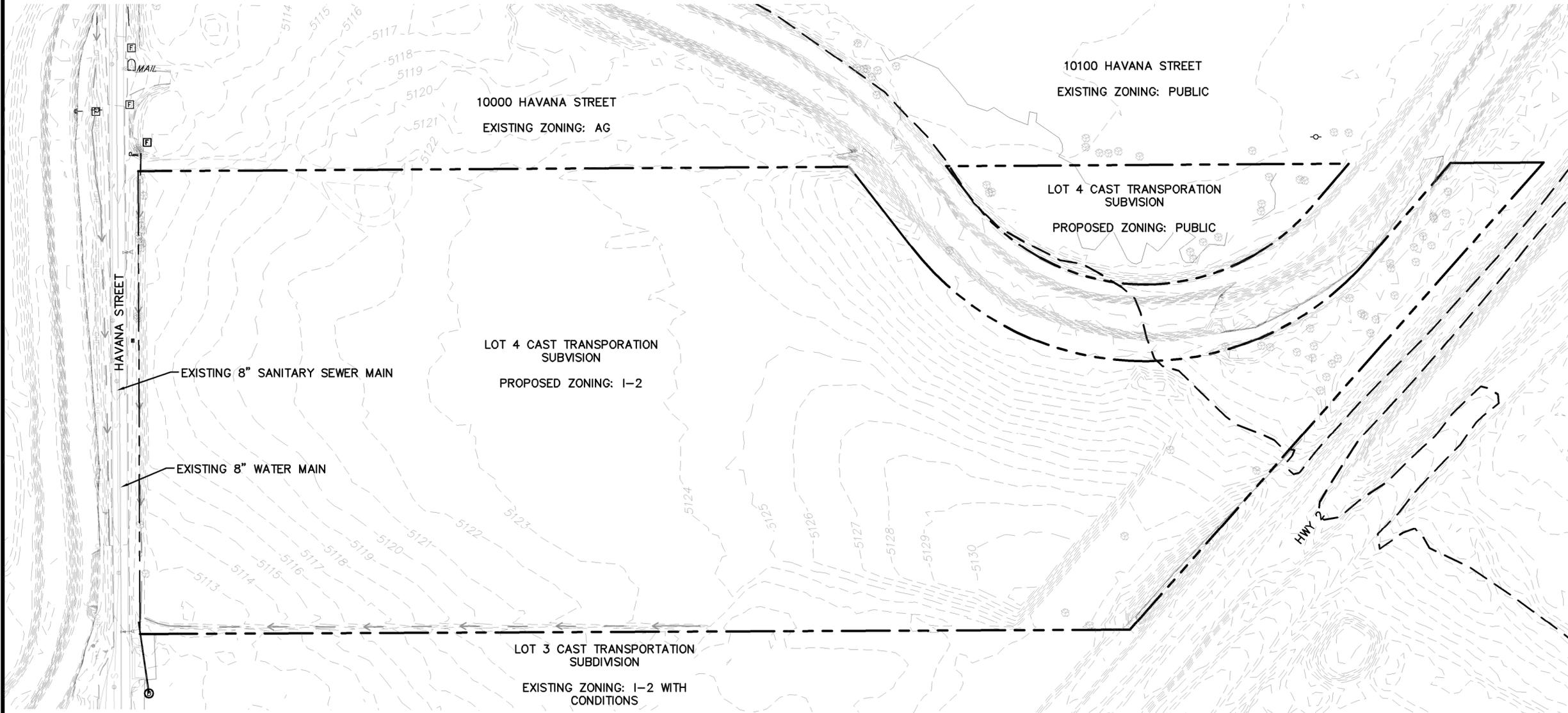
SHEET NO.
 2

| NO. | REVISION | BY | DATE | APPR. |
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| 1 | REV PER AHJ COMMENTS | BJC | 11/13/20 | BJC |

100TH & HAVANA

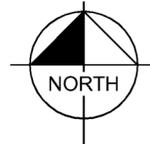
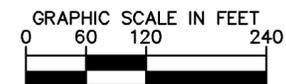
LOT 4, CAST TRANSPORTATION SUBDIVISION

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 ZONE CHANGE



ZONE CHANGE NOTES:

1. THIS PROJECT PROPOSES A ZONE CHANGE FOR LOT 4 CAST TRANSPORTATION SUBDIVISION FROM I-2 ZONING WITH CONDITIONS TO I-2 ZONING WITHOUT CONDITIONS. TRACT A IS PROPOSED TO BE REZONED TO PUBLIC. NO OTHER ZONE CHANGES ARE PROPOSED FOR THE ADJACENT LOTS.
2. ALLOWABLE USES PER COMMERCE CITY LAND DEVELOPMENT CODE FOR ZONE DISTRICT I-2 AND ZONE DISTRICT PUBLIC.
3. REFER TO DEVELOPMENT PLAN DOCUMENTS FOR PROPOSED SITE PLAN.
4. ACCESS TO SITE FOR FUTURE DEVELOPMENT WILL BE FROM HAVANA STREET. FINAL ACCESS POINTS WILL BE DETERMINED ON THE CONSTRUCTION DOCUMENTS.



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Kimley-Horn
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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

100TH & HAVANA
 COMMERCE CITY, ADAMS COUNTY, COLORADO
 ZONE CHANGE
 PROPOSED ZONE CHANGE

DATE: 05/05/2020
 DESIGNED BY: BJC
 DRAWN BY: CTM
 CHECKED BY: BJC

FILE NO.
 PROJECT NO.
 096441009

SHEET NO.
3

| NO. | REVISION | BY | DATE | APPR. |
|-----|----------------------|-----|----------|-------|
| 1 | REV PER AHJ COMMENTS | BJC | 11/13/20 | BJC |