INTRODUCED BY:	

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY AT 7190 COLORADO BOULEVARD FROM PUBLIC TO PLANNED UNIT DEVELOPMENT AND APPROVING A PUD ZONE DOCUMENT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

**SECTION 1.** The City Council of the City of Commerce City, Colorado, finds that notices of the public hearings concerning ordinance Z-966-21 rezoning of property at 7190 Colorado Boulevard, more specifically defined in Exhibit A and as further detailed in the proposed SP Crossing PUD Zone Document attached as Exhibit B, before the Planning Commission of the City of Commerce City on December 1, 2020, and the City Council to be held on December 21, 2020, respectively, were properly given as required by the Land Development Code, including by: publication on November 24, 2020, and December 8, 2020 in the Sentinel-Express, a legal newspaper of general circulation in the City of Commerce City; mailing on November 24, 2020, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on November 19, 2020 and December 11, 2020, in the manner and for the duration required by the Land Development Code.

**SECTION 2.** The City Council of the City of Commerce City, Colorado further finds that the public hearings concerning the proposed ordinance Z-966-21 and the rezoning of property described in Exhibit A before the Planning Commission of the City of Commerce City and the City Council were conducted in compliance with law.

**SECTION 3.** The City of Council finds, consistent with the Commerce City Land Development Code, Section 21-3251(3), as follows with regard to the proposed rezoning detailed in the SP Crossing PUD Zone Document:

- a. The proposed PUD Zone Document Amendment is consistent with all applicable City adopted plans;
- b. The PUD zone document is consistent with any previously reviewed PUD concept schematic, if any;
- c. The PUD addresses a unique situation, confers a substantial benefit and also incorporates creative site design such that it achieves the purposes of section 21-4370 of the LDC and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards;
- d. The PUD Zone Document will continue to comply with all applicable city standards;
- e. The Property has been integrated and connected with adjacent development;
- f. To the maximum extent feasible, the proposal mitigates any potential significant impacts on adjacent properties and on the general community;
- g. Sufficient public safety, transportation, and utility facilities and services are available to serve the Property, while maintain sufficient levels of service to existing

development; and

Dylan A. Gibson, City Clerk

h. The proposed changes to the PUD Zone Document could not be achieved through other techniques.

**SECTION 4.** The SP Crossing PUD Zone Document, which departs from the Land Development Code's straight zoning standards in order to create a mixed-use, transit-oriented development adjacent to the RTD 72nd Avenue N-Line Station, and Ordinance Z-966-21 is hereby approved. The zoning map of the City of Commerce City, Colorado, is hereby amended to reflect the rezoning approved by this ordinance.

**SECTION 5.** This ordinance shall be effective as set forth in Section 5.3 of the City Charter.

INTRODUCED, PASSED ON FIRE THIS 21ST DAY OF DECEMBER, 2020.	ST READING AND PUBLIC NOTICE ORDERED
PASSED ON SECOND AND FINA THISDAY OF20	AL READING AND PUBLIC NOTICE ORDERED
	CITY OF COMMERCE CITY, COLORADO
ATTEST	Benjamin A. Huseman, Mayor

## Exhibit "A" (Legal Description) Case #Z-966-21

STATEOR

## LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESETS THAT ADAMS TOWER NP CENTER LLC BEING THE (OWNER) OF THAT PART OF THE ENTIRE PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT; BEGINNING AT BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, AS NOTED ON THE "COLO CON SUBDIVISION" RECORDED OCTOBER 19, 1971 UNDER RECEPTION NO. 938931 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°55'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 512.40 FEET TO A POINT THAT IS THE NORTHEAST CORNER OF PLOT 5 OF ADAMS COUNTY POULTRY FARMS, RECORDED MARCH 19, 1923 UNDER RECEPTION NO. 90239 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE; THENCE SOUTH 00°02'30" EAST ALONG THE EAST LINE OF SAID PLOT 5, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT IS ALSO THE NORTHEAST CORNER OF COLO CON SUBDIVISION, A RESUBDIVISION OF SAID PLOT 5, RECORDED OCTOBER 19, 1971 UNDER RECEPTION NO. 938931 OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE; THENCE SOUTH 00°02'30" EAST, CONTINUING ALONG SAID EAST LINE A DISTANCE OF 597.78 FEET TO A POINT THAT IS 664 FEET NORTH OF THE SOUTHEAST CORNER OF PLOT 7 AND ON THE EAST LINE OF PLOT 7 OF SAID ADAMS COUNTY POULTRY FARMS PLAT; THENCE SOUTH 89°55'00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID PLOT 7, A DISTANCE OF257,80 FEET. TO A POINT THAT IS ON THE WEST LINE OF SAID PLOT 7 AND 664 FEET NORTH OF THE SOUTHWEST CORNER OF SAID PLOT 7; THENCE NORTH 00°02'30" WEST ALONG THE WEST LINE OF SAID PLOT 7, A DISTANCE OF 176.00 FEET, TO A POINT THAT IS THE NORTHWEST CORNER OF SAID PLOT 7; THENCE SOUTH 89°55'00" WEST, ALONG THE SOUTH LINE OF SAID PLOT 5 OF SAID ADAMS COUNTY POULTRY FARMS PLAT, A DISTANCE OF 214.32 FEET TO A POINT THAT IS ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 2. AS STATED IN THE LEGAL DESCRIPTION OF SAID COLO CON SUBDIVISION; THENCE ALONG THE SAID RIGHT OF WAY AS NOTED ON SAID COLO CON SUBDIVISION THE FOLLOWING THREE COURSES:

- NORTH 25°28'53" EAST, A DISTANCE OF 245.25 FEET;
- 2) NORTH 37°33'00" EAST, A DISTANCE OF 2.70 FEET TO A POINT OF NON-TANGENT CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 53°03'09" WEST, HAVING A DELTA OF 13°01'42", A RADIUS OF 1015.00 FEET, A DISTANCE OF 230.40 FEET TO A POINT THAT IS 30.00 FEET SOUTH, BY PERPENDICULAR MEASUREMENT, OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH 89°55'00" EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 248.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO. CONTAINING 198,701 SQUARE FEET OR 4.562 ACRES OF LAND, MORE OR LESS.

# Exhibit "B" (PUD Zone Document) Case #Z-966-21

٩	P CROSSING PUD ZONE DOCUMENT		Consultant
1000	AT 7190 COLORADO BOULEVARD		WILSON &COMPANY
TOWNSHIP 3 SOUTH,	NORTHWEST QUARTER OF SECTION 6, RANGE 67 WEST	OF THE 6TH P.M.	Wilson & Company 1675 Broadway, Suite 200
STATE OF	F COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE	CITY	Denver, CO 80022
LEGAL DESCRIPTION  ***NOMAL MAIN OF THESE PRESENT HAY ADMS TO HIGH NO CENTER LLC BEING MAIN OF THESE PRESENT HAY ADMS TO HIGH NO CENTER LLC BEING MAIN OF THE PRESENT HAY ADMIT ADMS TO HE HAY ADMIT ADMS TO THE STREET HAY ADMIT ADMS TO ADMIT ADMS TO THE PRESENT HAY ADD TO ADMS TO THE BEAUTH HAY ADMS TO THE MAIN ADMS	Office Substation Adams Oil Middle School Middle School Paraman Sand & Oisvel Albert Fax & Somis Bend & Grid.	CITY APPROVAL  APPROVAL OF THE COMMERCE CITY PLANNING COMMISSION:	303.297.2976 kyle.godwin@wisonco.com <u>Consultant</u> CHRISTOPHER
INTERIORAL OTTO OF COMMERCIA CITY, COUNTY OF ADAIS STATE OF COLORADO. AN ACTOR OF THE TOWN COMMERCIAN RECORDS OF CONTROL IS 1971 AN ACTOR OF THE TOWN COMMERCIAN OF THE HOPPINGS IS 1971 BECORDER A CITY OF COMMERCIAN OF THE HOPPINGS OF COMMERCIAN OF THE HOPPINGS OF COMMERCIAN OF THE HOPPINGS OF COMMERCIAN OF CO	INCOORD SITE  Sup Elementary School	CHARPINSCH	ARCHITECTS  PROFESSIONAL CORPORATION 3461 RINGSBY COURT #3:0 DEIVER, COURADO BOETO   170.089 233 WWW.CARYELLARCHITECTS.COM
SUBDIVISION, A RESURD VISION OF SAID PLOTA RECORDED OCTOBER 10: 1871 LINDER RECEPTION NO. 2003/1 OF THE ADAMS COUNTY CLERK AID RECORDERS OFFICE; HANDE SOUTH 59/320° EAST, COMMINION ALONG SAID EAST LINEA DISTANCE OF 597.78 FEET TO A POINT THAT S' 5861 FEET NOTH OF THE SOUTHEAST CONNER OF TAUTT AND ON THE EAST LINE OF FLOTT OF SAID	-ETH Ase	APPROVAL OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY:  APPROVED THISDRY OF Z0	Consultant
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	JOHN BISSELL		1/5

### SP CROSSING PUD ZONE DOCUMENT AT 7190 COLORADO BOULEVARD

TOWNSHIP 3 SOUTH, NORTHWEST QUARTER OF SECTION 6, RANGE 67 WEST OF THE 6TH P.M.

STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

#### PROJECT INTENT

ERINSHORE DEVELOPMENT AND THE NESSITT DEVELOPMENT GROUP ARE VERY EXCITED ABOUT THIS OPPORTUNITY IN PARTHERSHIP WITH THE URBAN LAND COMSERVANCY TO PROVIDE DEVELOPMENT EXPERTISE ON SP CROSSING - A TOD ENHANCED APPORDABLE HOUSING PROJECT ON BUSINGS OF THE PROJECT ON DISTANCES OF LAND WILL HAVE AS IGNIFICANT IMPACT ON THE ENTIRE CITY AND PROVIDE A CATALYST FOR REVITALIZATION SURROUNDING THE 12ND & COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT IS DESIGNED IN A VISING A COLORADO THE PROJECT OF A COLORADO

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#### COMPREHENSIVE PLAN GOALS AND POLICIES

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#### INTENT: ADAMS TOWER

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#### EXISTING CHALLENGES AND SITE OPPORTUNITIES

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#### UNIQUE FEATURES

UNIQUE FEATURES

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#### **EXISTING AMENITIES**

EXISTING AMENITIES
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#### Consultant WILSON &COMPANY

Wilson & Company 1675 Broadway, Suite 200 Denver, CO 80022 303.297.2976 kyle.godwin@wilsonco.con

Consultant RISTOPHER RVEILL CHITECTS

FROFESSIONAL CORPORATION 3461 RINGSBY COURT #310 DENVER, COLORADO 80216 | 720.689.2333 WWW.CARVELLARCHITECTS.COM



Owner Mark S. Marshall Adams Tower NP Center LLC 1600 Downing Street Denver. CO 80218 303.585.0460

**PUD ZONE** DOCUMENT

DATE SUBMITTED

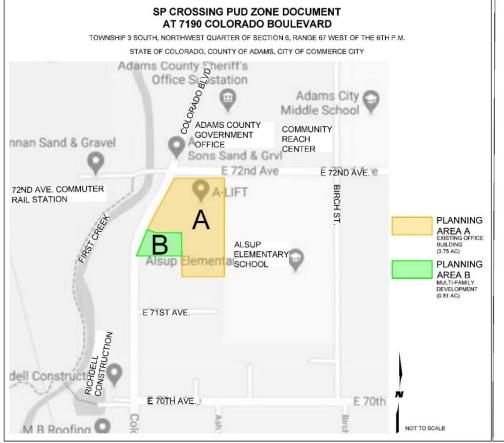
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RESUBMITTALS

9/21/20

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### SP CROSSING PUD ZONE DOCUMENT AT 7190 COLORADO BOULEVARD

TOWNSHIP 3 SOUTH, NORTHWEST QUARTER OF SECTION 6, RANGE 67 WEST OF THE 6TH P.M.

STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

and Use Table					
Planning Area	Use	Size (Acres)	Percent of Total	Density	Total Dwelling Units Allowed
A	Existing Office	3.75	1.22%	0.43 FAR	N/A
В	High Density Multi-Family	0.81	5.63%	74 du/ac	60 Units

Planning Area	A	В	
Area/Uses***	3.752 AC	0.81 AC	
Allowable Uses	C-2 Zone District Uses/Public Zone District (USE BY RIGHT)	*R-3 Zone District	
Prohibited Uses	Fueling Station, Drivethru Restaurant and Car Wash		
Required Parking Spaces**	80% of the LDC Requirements	75 Spaces (1.25 Spaces/Dwellin g Unit)	

R-3 ZONE DISTRICT WITH COMMERCUAL USES ALLOWED AS A USE BY RIGHT IN THE C-1
ZONE DISTRICT MAX 25% OF FAR IN ANY BULDING
ZONE DISTRICT MAX 15% OF FAR IN ANY BULDING
TO THE FAST IS ANTICIPATED FOR THIS PROJECT
"THE PLANNING AREA ACREAGES MAY BE ADMINISTRATIVELY VARIED BY 15%
WITHOUT A PUID ZONE DOCUMENT AMENDMENT

Primary Struc	ture Bulk Stand	dards								
Planning Area	Minimum Building Height (ft.)	Maximum Building Height (ft.)	Minimum Lot Size (sf.)	Minimum Lot Frontage (ft.)	Minimum Front Setback (ft.)	Maximum Front Setback	Minimum Side Setback (ft.)	Minimum Side Setback Adjacent to Local or Collector Street (ft.)	Minimum Rear Setback (ft.)	Minimum Floor Area Ratio
۸	15	80	10000	70	20	N/A	20	15	20	0.05
В	15	55	71970	100	15	N/A	15	15	10	6 DII

PLANNING AREA OFFICE FAR EXCLUDES BASEMENT AREA OF 11,807 SF (0.27 AC).
\*MAXIMUM BUILDING HEIGHT IS TO PARAPET AND DOES NOT INCLUDE THE ROOFTOP.
MECHANICAL EQUIPMENT, ELEVATOR OR STAIRWELL OVERRUN.

#### GENERAL NOTES

- SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED
- ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT

Consultant WILSON &COMPANY Wilson & Company 1675 Broadway, Suite 200 Denver, CO 80022 303.297.2976 kyle.godwin@wilsonco.com Consultant CHRISTOPHER CARVELL ARCHITECTS

FROFESSIONAL CORPORATION 3461 RINGSBY COURT #310 DENVER, COLORADO 80216 | 720.689.2333 WWW.CARVELLARCHITECTS.COM Consultant

BRIŤINA

516 Carltonia Street Suite 411, Denver 66802 scans architecture i urban session i sianolog plane 109,4562367 i sele evente i music

Owner Mark S. Marshall Adams Tower NP Center LLC 1600 Downing Street Denver. CO 80218 303,585,0460

**PUD ZONE** DOCUMENT

DATE SUBMITTED

6/26/20

RESUBMITTALS

9/21/20 10/29/20

Sheet:

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## SP CROSSING PUD ZONE DOCUMENT AT 7190 COLORADO BOULEVARD

TOWNSHIP 3 SOUTH NORTHWEST QUARTER OF SECTION 6. RANGE 67 WEST OF THE 6TH P.M.

STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

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R-3 Bulk Standard / Requirement	Setback/Buffer Provided				
Minimum Front Yard Setback: 20 FT	18 FT, With drop off entry				
Minimum Side Yard Setback: 20 FT	15 FT, with an additional 15FT of ROW landscape or 30 FT				
(E Colo. Blvd)	landscape buffer				
Minimum Side Yard Setback: 20 FT	7 FT to assumed property line 18 FT of landscape & sidewalk buffer = a combined 25 FT buffer facing the shared surface parking to the east 20 FT @ east wing				
(interior assumed property line)					
Minimum Rear Yard Setback: 20 FT	10 FT, 15 Ft, 25 FT off west residential wing				
Minimum Lot Frontage: 100 FT	152 FT @ front yard				

LATISONING REQUIREMENT FOR TAXINING AREA SOLLY.
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