

SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,

STATE OF COLORADO
SHEET 1 OF 10

COVER SHEET

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°22'09" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 189.50 FEET;
THENCE NORTH 00°20'45" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE AND THE POINT OF BEGINNING;
THENCE SOUTH 89°22'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG A LINE 30 FEET NORTHERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2463.24 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 21;
THENCE NORTH 00°03'52" WEST ALONG SAID WEST LINE A DISTANCE OF 5273.18 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21;
THENCE SOUTH 89°59'51" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2596.81 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°20'49" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2637.89 FEET;
2. THENCE SOUTH 00°20'45" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 2406.36 FEET;

THENCE SOUTH 89°22'09" WEST A DISTANCE OF 159.50 FEET;
THENCE SOUTH 00°20'45" EAST A DISTANCE OF 200.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 1 CONTAINS AN AREA OF 314.33 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

A PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28;
THENCE SOUTH 89°22'09" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 80.08 FEET;
THENCE SOUTH 00°37'51" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3764 AT PAGE 288 AND THE POINT OF BEGINNING;
THENCE SOUTH 45°34'40" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 3764 AT PAGE 288 A DISTANCE OF 70.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF TOWER ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF TOWER ROAD THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°29'02" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 2586.76 FEET;
2. THENCE SOUTH 00°28'01" EAST ALONG A LINE 30 FEET WESTERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 273.58 FEET;

THENCE NORTH 84°25'18" WEST A DISTANCE OF 635.20 FEET;
THENCE NORTH 14°25'18" WEST A DISTANCE OF 600.00 FEET;
THENCE NORTH 34°25'18" WEST A DISTANCE OF 850.00 FEET;
THENCE NORTH 77°25'18" WEST A DISTANCE OF 725.00 FEET;
THENCE NORTH 55°25'18" WEST A DISTANCE OF 813.02 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 28;
THENCE NORTH 00°30'22" WEST ALONG SAID WEST LINE A DISTANCE OF 918.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 88th AVENUE;
THENCE NORTH 89°22'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG A LINE 30 FEET SOUTHERLY DISTANT AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 2572.88 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 2 CONTAINS AN AREA OF 112.34 ACRES, MORE OR LESS;

PARCELS 1 AND 2 CONTAIN A TOTAL AREA OF 426.67 ACRES, MORE OR LESS.



EXISTING CONDITIONS

The site currently has no existing amenities or improvements. Gramma Gulch, a minor drainageway that serves land to the east, bi-sects the site and will be maintained and dedicated as open space as a part of this PUD. Second Creek, a major drainageway, runs parallel to the southern property line and will be dedicated as open space to maintain the greenway.

COMMUNITY PROJECT INTENT

Second Creek Farm is intended to be a 407-acre mixed-use community, combining single-family, multifamily, commercial, public, and open space uses for a long-term asset in Commerce City, Colorado. The location takes full advantage of the proximity to Tower Road, the Second Creek greenway, and 96th Avenue as well as easy accessibility to Denver International Airport.

The commercial and retail opportunities along Tower Road and 96th Avenue are consistent with the Commerce City economic goals and will be supported by the residential areas thoughtfully planned throughout the community.

The Second Creek Farm infrastructure, site details, landscaping, and architecture shall be developed aligned with the surrounding neighborhoods to ensure that the community is aesthetically and economically successful.

COMMUNITY CHARACTER AND HOUSING DIVERSITY INTENT

It is the intent to create a community that will accommodate a variety of lot sizes and housing types. Housing types that include single-family detached

CERTIFICATE OF OWNERSHIP

SECOND CREEK HOLDINGS, LLC., BEING THE OWNER OF PLANNING AREAS A, B, D, F, G, I, J, K, L1, L, L1 M, N, AND O WITHIN 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: _____
SECOND CREEK HOLDINGS, LLC.

THE CITY OF COMMERCE CITY, BEING THE OWNER OF PLANNING AREAS 'C' AND 'H' WITHIN 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: _____
THE CITY OF COMMERCE CITY

homes, single-family attached residential such as patio homes and townhomes in conjunction with multi-family apartments are proposed with this PUD. This assortment of residential units will result in a variety of housing sizes and types providing purchasing opportunities for families that are positioned in different income levels. A variety of land uses are proposed for the mixed-use areas to encourage a live, work and play lifestyle that does not have a strong dependency on the automobile. An extensive open space system is proposed providing active and passive recreational opportunities. Parks will be strategically located to serve as neighborhood focal points, connected by a pedestrian corridor throughout the community. A 20-acre school and regional park site has been located along the western boundary of the project providing convenient pedestrian and vehicular access.

A street network is proposed to reinforce vehicular and pedestrian connectivity. Streets have been planned to provide convenient access to mixed use, residential, school and open space parcels. All public streets will be designed in compliance with the City of Commerce City standards.

COMMUNITY FEATURES

- Three private parks are planned to be positioned throughout the community for convenient pedestrian and vehicular access as well as close proximity to the variety of commercial land uses.
- Each park will include a variety of active and passive amenities and features to provide for neighborhood activities and aesthetically enhanced focal points.

APPROVAL CERTIFICATE

City Approval:

Approval of the 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: _____

LAND USE PLAN

Second Creek Farm is located southwest of the intersection of 96th Avenue and Tower Road, two major corridors that provide ease of access to Metro Denver and Denver International Airport. The planning areas were established in order to provide high density and commercial aspects along the major corridors and transition to lower density as you work west into the development.

The two major corridors, 96th Avenue and Tower Road, to the north and east respectively, will serve the development as well as Telluride Street a minor collector to the west. The site will utilize an internal grid street network system as well as two minor collectors in 92nd Avenue and Second Creek Plaza Drive, and a major collector in 88th Avenue. 88th Avenue and 92nd Avenue will provide convenient access to the development to the west.

In order to promote pedestrian connectivity and ease of access, the site will be provided with detached walks on all public roadways, as well as an internal trail system connecting 96th Avenue to 88th Avenue. Providing pedestrian/bike traffic an ease of access to all parts of the development.

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ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:

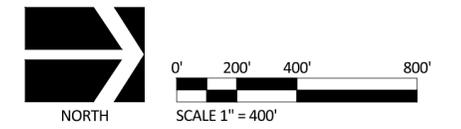
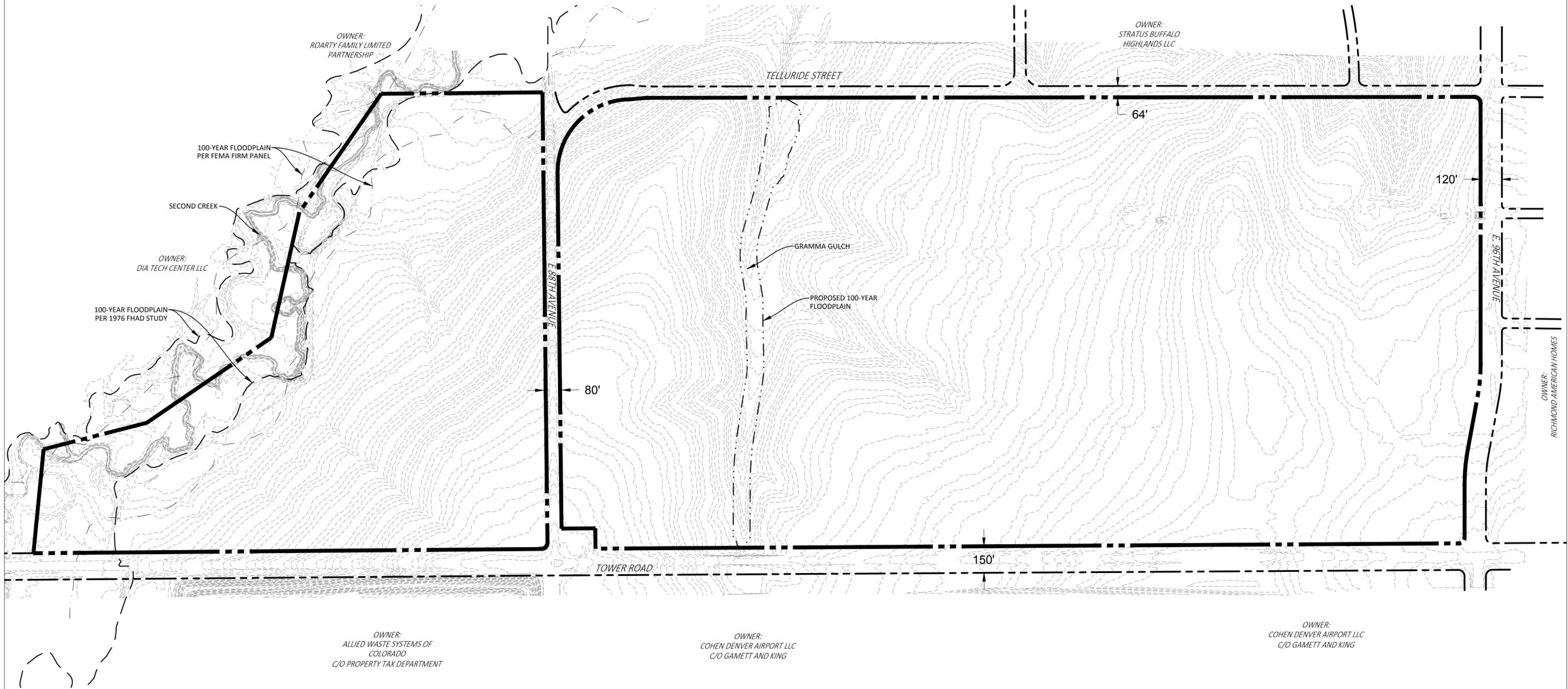


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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 2 OF 10
EXISTING CONDITIONS



ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:



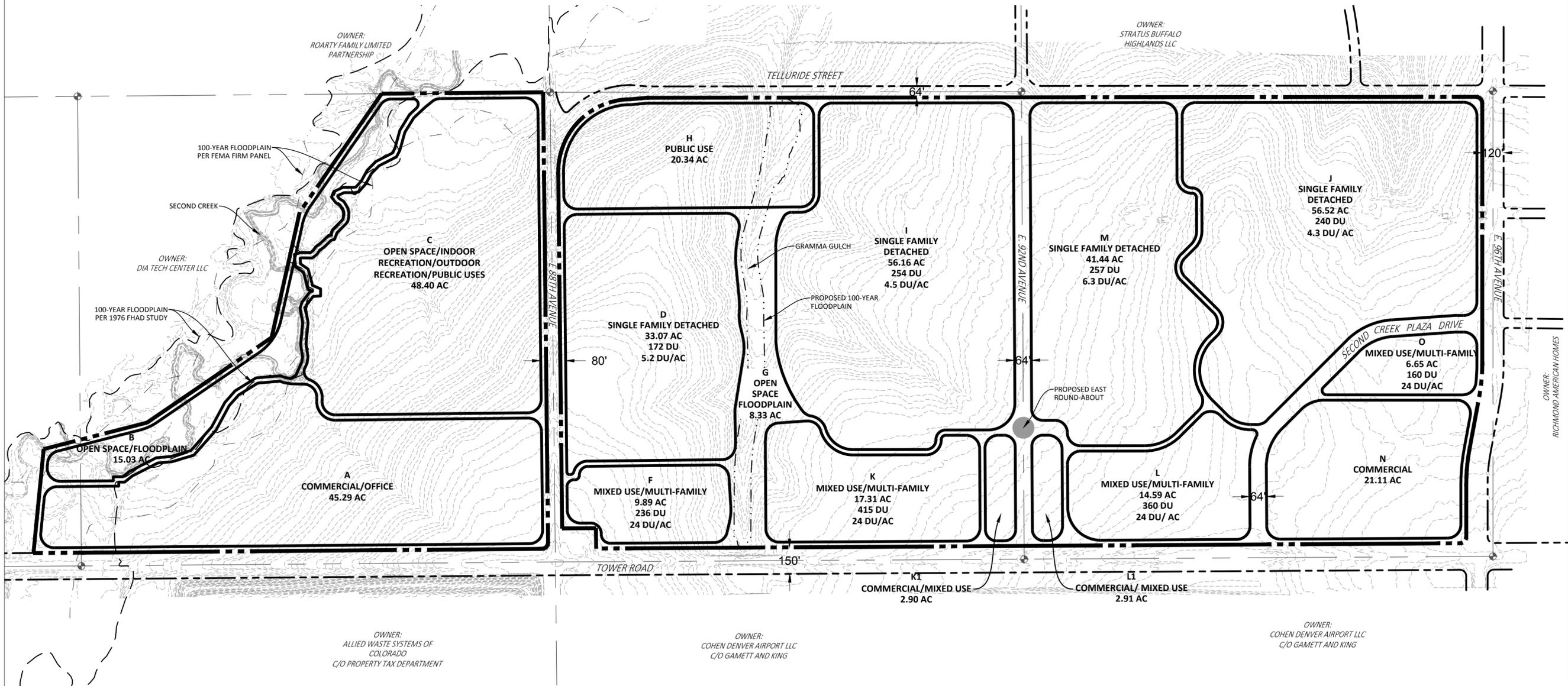
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COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 10 SITE PLAN



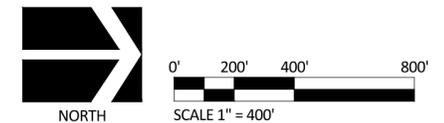
LAND USE CHART BY PLANNING AREA

PLANNING AREA	LAND USE	ACRES	% ACRES
A	COMMERCIAL / OFFICE	45.29	10.6%
B	OPEN SPACE	15.03	3.5%
C	OPEN SPACE / RECREATION/PUBLIC SPACE	48.40	11.3%
D	SINGLE FAMILY DETACHED	33.07	7.8%
F	MIXED USE / MULTI-FAMILY	9.89	2.3%
G	OPEN SPACE	8.33	2.0%
H	PUBLIC USE	20.34	4.8%
I	SINGLE FAMILY DETACHED	56.16	13.2%
J	SINGLE FAMILY DETACHED	56.52	13.2%
K	MIXED USE / MULTI-FAMILY	17.31	4.1%
K1	COMMERCIAL / MIXED-USE	2.90	0.7%
L	MIXED USE / MULTI-FAMILY	14.59	3.4%
L1	COMMERCIAL / MIXED-USE	2.91	0.7%
M	SINGLE FAMILY DETACHED	41.44	9.7%
N	RETAIL/COMMERCIAL	21.11	4.9%
O	MIXED USE / MULTI-FAMILY	6.65	1.6%
RIGHT OF WAY (ARTERIAL & COLLECTOR)		26.73	6.3%
TOTAL		426.67	100.0%

OVERALL LAND USE CHART

LAND USE	ACRES	% ACRES
RETAIL / COMMERCIAL	72.21	16.9%
OPEN SPACE / RECREATION / PUBLIC USE	71.76	16.8%
SINGLE FAMILY DETACHED	187.19	46.0%
MIXED-USE / MULTI-FAMILY	48.44	11.4%
PUBLIC USE	20.34	4.8%
ROW	26.73	6.3%
TOTAL	426.67	100.0%

NOTE:
MIXED USE/MULTI-FAMILY DENSITIES SHOWN ARE FOR
REFERENCE ONLY. PROPOSED DENSITIES MAY VARY
BASED UPON THE DENSITY RESTRICTIONS ON SHEET 5.



ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC,
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

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STATE OF COLORADO
SHEET 4 OF 10

LAND USE SCHEDULE GENERAL PROVISIONS

LAND USE SCHEDULE							
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED							
LAND USE	PLANNING AREA(S)	A, N	K1, L1	F, K, L, O	D, I, J, M	C	H
		COMMERCIAL / OFFICE	COMMERCIAL / MIXED USE	MIXED USE / MULTI-FAMILY	SINGLE FAMILY DETACHED RESIDENTIAL	OPEN SPACE / RECREATION / PUBLIC USES	PUBLIC USES
AGRICULTURAL USES							
Agricultural Services	Existing Agriculture	R	R	R	R	R	R
Horticulture & Nurseries	Community Garden	R	R	R	R	R	R
COMMERCIAL USES							
Animal Services	Doggie day care centers			P			
	Veterinary offices or clinics	R	R	R			
Antennas	Antenna and Support Sutrcture for amateur radio communications				P		
	Radio or television broadcasting offices	R	R	R		C	C
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment-without outdoor storage)			R			
Eating and Drinking Establishments	Bar, tavern, night club	R	R	R			
	Brewpub	R	R	R			
	Catering services	R	R	R			
	Restaurant with drive-thru/up	R					
	Restaurant without drive-thru/up	R	R	R			
	Tasting Room	R	R	R			
Financial Institutions	Bank or financial institution	R	R	R			
	Convenience store/grocery store (<5,000 sf)	R	R	R			
	Grocery store (>5,000 sf)	R	R	C			
Food and Beverage Sales	Liquor store	R	R	R			
	All other similar uses (e.g. delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R			
Fuel Sales	Gas Station	R					
Funeral and Internment Services	Funeral Home	C	C				
Office	Business or professional (including medical/dental office/clinics)	R	R	R			
	Courier services	R	R	R			
	Massage therapy office/clinics	R	R	R			
	Substance Abuse Treatment Facility, Outpatient Clinic	P	P	R			
	Instructional services, studios	R	R	R			
Personal Services	All other similar uses	R	R	R			
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	R	R	R			
	Bowling, billiards, movie theaters & similar uses	R	R	R			
	Health clubs	R	R	R			
	Outdoor recreation			P			
Retail Establishments	Flea markets, indoor/outdoor			P			
	Retail business store < 25,000 square feet	R	R	R			
	Retail business store > 25,000 square feet	C	C	C			
	Tattoo parlor	P	P	R			
	Thrift/consignment store	R	R	R			
Vehicle/Equipment Sales and Services	Automobile washing facility	R	R				
	Vehicle repair, minor	P	P				
Visitor Accomodations	Bed and breakfast establishments	R	R		P		
	Hotel or motel lodging establishments	P	P	R			
	Overnight campground						P
INDUSTRIAL USES							
Artisan/Handcrafted Manufacturing	Artisan/handcrafted manufacturing	R	R	R			R
Manufacturing, Food	Microbrewery	R	R	R			
	Micro-winery	R	R	R			
Manufacturing, Oil and Gas	Support activities for oil and gas operations (pipelines, etc.)	C	C	C	C		C
Motion Picture and Video Industry	Motion picture and video industry			P			
Resource Extraction	Subsurface extraction (including oil and natural gas extraction)	OG	OG	OG	OG		OG
PUBLIC, INSTITUTIONAL & CIVIC USES							
Ambulance Service	Garage and office for ambulance service	R			R		R
Arts and Cultural Uses	Arts and cultural uses	R	R	R			R
Clubs and Lodges	Private lodge or club	P	P	R			
Community Services	Events center < 15,000 sf	R	R				
Day Care Facilities, Adult or Child	Child care center	R	R	R	P		
	Adult day care center	R	R	R	P		
	Family child care home	R	R	R	R		
Golf Course	Golf course/driving range	C	C			R	R
Hospitals	Hospital	C	C				R
	Outpatient surgical centers	R	R				R

LAND USE SCHEDULE							
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED							
LAND USE	PLANNING AREA(S)	A, N	K1, L1	F, K, L, O	D, I, J, M	C	H
		COMMERCIAL / OFFICE	COMMERCIAL / MIXED USE	MIXED USE / MULTI-FAMILY	SINGLE FAMILY DETACHED RESIDENTIAL	OPEN SPACE / RECREATION / PUBLIC USES	PUBLIC USES
PUBLIC, INSTITUTIONAL & CIVIC USES (Cont.)							
Public Lands, Parks, and Buildings	Library	R	R	R		R	R
	Public administrative office or service building	R	R	R		R	R
	Public park or recreational facilities	R	R	R	R	R	R
	Public stadium, arena, or auditorium						R
	Police or fire station						R
	Other public facility					R	R
Religious Institutions	Church or religious institution	R	R	R	P		
Educational Facilities	Elementary and secondary education schools	R	R	R	P		R
	Private business, trade, and vocation schools	R	R	R	P		P
	Post secondary colleges and universities	C	C	C			R
	Schools of special instruction	R	R	R	P		
Transportation Facilities	Parking garage	R		R			R
	Public parking lot						R
Utilities	Electric substation or gas regular station	C		C			C
	Public utility installation	C		C	C		C
	Public utility office	R		R			R
	Wind energy conversion systems (windmills)	P		P	P		P
Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens						R
RESIDENTIAL USES							
Group Living Facilities	Group Home - Type A			R	R		
	Group Home - Type B			C	C		
Household Living	Foster care home			R	R		
	Multi-family dwelling		R	R			
	Single-family detached dwelling				R		
	Duplex (2 single-family attached units)			R (F,K,L only)			
	Townhome (3 or more single-family attached units)			R (F,K,L only)			
	Boarding or rooming house			R			
	Home occupation			R	R		
Senior Housing	Assisted living facility			R			
	Nursing homes			P			

GENERAL PROVISIONS:

I. RESIDENTIAL UNIT TRANSFERS

Transfer(s) of residential units from planning area to planning area (maximum of 20%) is permitted by the developer without requiring additional City approvals. Unit transfers shall be tracked by the developer and provided to the Director of Community Development with each such transfer at the PUD permit stage. Once a planning area has been fully platted through the PUD Permit process, and remaining/ unplatted residential units designated on the PUD Zone Document within said planning area shall remain available for transfer to other unplatted planning areas without requiring additional city approvals. At no time shall the total number of single family detached units in Planning Areas D, I, J and M exceed 923 without a PUD Zone Document Amendment.

II. OVERALL PUD DENSITY INCREASE

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

III. PLANNING AREA BOUNDARIES

Planning area acreages and boundaries are preliminary and subject to change with detailed planning. Parcel acreages may change up to 15% without a major amendment to this PUD Zone Document. Changes will result in corresponding changes in the planning area yields shown on the land use schedule for total acres, density, and total units. No decrease in Planning Areas A, C, F, H, K, L, or N shall be permitted for the utilization of additional single family detached residential units.

IV. GENERAL NOTES

- A. All residential development will conform to the Commerce City Neighborhood Residential Development Standards for new development as adopted or amended.

- B. The development of commercial uses within Planning Areas A, F, K, K1, L, and L1 will adhere to City approved Design Standards and Guidelines as set forth by the City of Commerce City at the time of PUD Permit application. The Developer may propose alternate Design Standards and Guidelines for Planning Areas A, F, K, K1, L, and L1 at the time of PUD Permit application which are subject to review and approval by the City of Commerce City.
- C. Mobile homes and manufactured houses are prohibited within this development.
- D. Commercial, office or multi-family development can occupy the same lot, mixed horizontally or vertically in Mixed Use planning areas.
- E. Following the intent of the Prairieways Action Plan, land for a trail along Second Creek, within planning area B, will be dedicated to the City for future construction of the trail. The exact location, development credits and physical parameters of this trail will be agreed upon between the City and developer at the time of the subdivision during the PUD Permit process.
- F. Public park, school, local parks and detention area locations are subject to change. Final locations to be reviewed and approved by the City at the PUD Permit stage.
- G. All unplatted property (per the PUD Permit subdivision process) within this PUD Zone Document shall remain in agricultural use until final plat approval.
- H. No habitable building or structure shall be placed within 50' of any plugged and abandoned oil and gas well, flowline, or gathering line. No new residential lots shall be platted within 300' of an active Oil and Gas Well Site, or as specified in the City's Land Development Code, whichever value is more stringent.
- I. Planning Area O may not be utilized for more than 50% standalone multifamily residential uses.
- J. Planning Areas O, K1, and L1 can be entirely vertical mixed-use with first floor retail/commercial and multifamily on the second floor and above.
- K. Only 50% of the acreage in Planning Areas F, K, and L can be duplex.

ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:



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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 5 OF 10

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

PLANNING AREA	A	B	C	D	E	F	G	H	I	J	K	K1	L	L1	M	N	O	P						
Area (AC)	45.29	15.03	48.40	33.07	0.00	9.89	8.33	20.34	56.16	56.52	17.31	2.90	14.59	2.91	41.44	21.11	6.65	0.00						
Allowable Land Uses	Retail/Comm	Open Space	Open Space/Indoor Recreation/Outdoor Recreation/Public Uses	SFD	Open Space	MU Residential	MU Non-Residential	Open Space	Public Use	SFD	SFD	MU Residential	MU Non-Residential	MU Residential	Retail/Comm	MU Residential	MU Non-Residential	MU Residential	Retail/Comm	SFD	Retail/Comm	MU Residential	MU Non-Residential	Open Space
Density	-	-	-	5.2 DU/AC	-	8-24 DU/AC	-	-	-	4.5 DU/AC	4.3 DU/AC	8-24 DU/AC	-	12-24 DU/AC	-	8-24 DU/AC	-	12-24 DU/AC	-	6.3 DU/AC	-	8-24 DU/AC	-	-
Total Single Family Detached Units	-	-	-	172	-	-	-	-	-	254	240	-	-	-	-	-	-	-	-	257	-	-	-	-
Lot Size (m)	25,000sf	-	-	5,000 SF	-	1,800 SF	25,000 SF	-	-	5,000 SF	5,000 SF	1,800 SF	25,000 SF	1,800 SF	25,000sf	1,800 SF	25,000sf	1,800 SF	25,000sf	3,000sf	25,000sf	1,800 SF	25,000 SF	-
Lot Frontage (m)	-	-	-	50' (3)	-	20'	-	-	-	50' (3)	50' (3)	20'	-	20'	-	20'	-	20'	-	25'	-	20'	-	-
Floor Area Ratio (m)	0.15	-	-	-	-	0.15	-	-	-	-	-	0.15	-	0.15	-	0.15	-	0.15	-	0.15	-	0.15	-	0.15
Floor Area Ratio (x)	1	-	-	-	-	1	-	-	-	-	1	-	-	1	-	1	-	1	-	1	-	1	-	1
Floor Area SQFT (m)	-	-	-	1,200	-	500(4)	-	-	-	1,200	1,200	500(4)	-	500(4)	-	500(4)	-	500(4)	-	1,000	-	500(4)	-	-
Off-Street Parking (m)	-	-	-	2/DU	-	2/DU	CODE	-	-	2/DU	2/DU	2/DU	CODE	2/DU	-	2/DU	CODE	2/DU	-	2/DU	-	2/DU	CODE	-
Landscape (m)	CODE	-	-	CODE	-	CODE	CODE	-	-	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE	CODE
PRIMARY USE																								
Height (x)	90'	-	-	35'	-	50'	60'	-	-	35'	35'	50'	60'	50'	90'	50'	60'	50'	90'	35'	90'	50'	60'	-
Front Setback	20'(x)(1)	-	-	10'(1)(m)	-	10'(1)(m)	20'(x)(1)	-	-	10'(1)(m)	10'(1)(m)	10'(1)(m)	20'(x)(1)	10'(1)(m)	10'	10'(1)(m)	20'(x)(1)	10'(1)(m)	10'	10'(1)(m)	20'(x)(1)	10'(1)(m)	20'(x)(1)	20'(x)(1)
Side Setback (m)	10'	-	-	5'	-	5' (21)	10'	-	-	5'	5'	5' (21)	10'	10'	10'	10'	10'	10'	10'	5'/0' (26)	10'	5' (21)	10'	10'
Bldg Separation (m)	-	-	-	10'	-	10'	-	-	-	10'	10'	10'	-	10'	-	10'	-	10'	-	10'	-	10'	-	-
Rear Setback (m)	20'	-	-	20'	-	20'	20'	-	-	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Side on Street Setback	20'(x)(1)	-	-	10'(m)(1)	-	10'	10'	-	-	10'(m)(1)	10'(m)(1)	10'	10'	10'	10'	10'	10'	10'	10'	10'(m)(1)	20'(x)(1)	10'	10'	10'
EXCEPTION (from arterial) FOR PRIMARY USE																								
Front Setback (m)	30'(1)	-	-	-	-	20'(1)	20'(1)	-	-	-	-	20'(1)	20'(1)	20'(1)	30'(1)	20'(1)	20'(1)	20'(1)	30'(1)	-	30'(1)	20'(1)	20'(1)	-
Side Setback (m)	25'	-	-	-	-	25'	25'	-	-	-	-	25'	25'	25'	25'	25'	25'	25'	25'	-	25'	25'	25'	-
Rear Setback (m)	25'	-	-	-	-	25'	25'	-	-	-	-	25'	25'	25'	25'	25'	25'	25'	25'	-	25'	25'	25'	-
Side on Street Setback (m)	25'(1)	-	-	-	-	25'(1)	25'(1)	-	-	-	-	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	-	25'(1)	25'(1)	25'(1)	-
ACCESSORY USE																								
Height (x)	20'	-	-	15'	-	15'	20'	-	-	15'	15'	15'	20'	15'	20'	15'	20'	15'	20'	15'	20'	15'	20'	-
Front Setback (m)	20'(1)	-	-	20'(2)	-	20'(1)	20'(1)	-	-	20'(2)	20'(2)	20'(1)	20'(1)	20'(1)	20'(1)	20'(1)	20'(1)	20'(1)	20'(1)	20'(2)	20'(1)	20'(1)	20'(1)	-
Side Setback (m)	5'	-	-	10'	-	5'	5'	-	-	10'	10'	5'	5'	5'	5'	5'	5'	5'	5'	10'	5'	5'	5'	-
Rear Setback (m)	5'	-	-	5'	-	5'	5'	-	-	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	-
Side on Street Setback (m)	20'(1)	-	-	20'(2)	-	10'	10'	-	-	20'(2)	20'(2)	10'	10'	10'	10'	10'	10'	10'	10'	20'(1)	20'(1)	10'	10'	-
EXCEPTION (from arterial) FOR ACCESSORY USES																								
Front Setback (m)	25'(1)	-	-	-	-	25'(1)	25'(1)	-	-	-	-	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	25'(1)	-	25'(1)	25'(1)	25'(1)	-
Rear Setback (m)	15'	-	-	-	-	15'	-	-	-	-	-	15'	-	15'	15'	15'	-	15'	15'	-	15'	15'	-	-
Side on Street Setback (m)	20'(1)	-	-	-	-	20'(1)	-	-	-	-	-	20'(1)	-	20'(1)	20'(1)	20'(1)	-	20'(1)	20'(1)	-	20'(1)	20'(1)	-	-

DEVELOPMENT STANDARDS NOTES:

- (1) As measured from right-of-way.
- (2) As measured from the right-of-way. May be reduced to 10' from the right-of-way for side loaded garages provided a minimum driveway length is 18' from the right-of-way. All storage buildings must be located within the rear yard.
- (3) Minimum lot frontage for lots adjacent to an eyebrow shall be 50' as measured from the setback.
- (4) The minimum floor area is restricted to a maximum of 10% of the total number of multi-family units for studio units within each parcel. The floor area for the remaining 90% of the multi-family units will be approved by the Community Development Department at the PUD Permit stage.
- (5) All building setbacks are measured from the building foundation wall to the property line. Steps, walks, screen walls, and trash enclosures are excluded from the setback restrictions above. Building overhangs, architectural projections, and canopies that do not touch grade, may protrude 48" into the required setback. Gas pumps and/or associated canopies shall be setback a minimum of 18' from any ROW line.
- (6) Covered porches may extend into the front setback to within 10' from the right-of-way.
- (7) Decks, patios, and covered porches may extend within 10' from the rear property line.
- (8) Roof overhangs, bay or box windows, fireplaces, and other architectural features may be located within side setbacks, provided that encroachment does not exceed 24 inches.
- (9) Roof overhangs, bay or box windows, fireplaces, and other architectural features may be located within rear setbacks, provided that encroachment does not exceed 24 inches.
- (10) SFD = single family detached residential
MF = multi-family residential including apartments, condominiums, town homes and triplexes.
SFA = single family attached and/or duplexes.
- (11) Accessory uses = attached and detached garages are not to exceed 864 square feet in floor area and storage buildings are not to exceed 200 square feet in floor area. Accessory structures are not allowed in front or side yards facing a public street.
- (12) Signage and fencing for development within PUD Zone Document shall either follow those applicable standards in the City of Commerce City Municipal Code or the developer may formulate design standards regulating the design, character, location, and other details of these elements prior to their implementation. The Developer-formulated design standards must receive approval by the Director of Community Development for implementation.
- (13) A 6' privacy fence will occur along all residential boundaries. This includes front yard wing fences, side, and rear yards. Open rail fencing will occur along all parks, open space and trails and will be no greater than 48" in height to the top rail. The fence will be uniform in appearance and height throughout the development. Wire mesh may be fastened to the interior of the open rail fence. The Commerce City Parks Department at the PUD Permit stage will approve landscaping within the parks and open space areas. All fencing and landscape standards for the entire development shall meet the requirements of the Commerce City Zoning Ordinance as adopted or amended unless otherwise noted in this document.
- (14) Local parks and open space areas shall be shown with the development of the single-family residential parcels and will meet the City's 3% private open space requirement.
- (15) The Homeowner's Association(s), Metro District, or property owner will maintain local park, detention, water quality and/or retention areas. Detention areas will be revegetated with non-irrigated native grass. A commercial area maintenance
- (16) Final local park locations and size shall be determined at the PUD Permit stage. All parks shall conform to Commerce City Park and Recreation Design Standards and shall be subject to review and approval by the Commerce City Parks and Recreation Department prior to construction.
- (17) Any requirements not addressed in this PUD Zone Document shall meet the requirements of the City of Commerce City Zoning Ordinance, as adopted or amended.
- (18) Additional access points along arterials not shown on this PUD will need to be justified by a Traffic Impact Analysis, which is subject to review and approval by the Commerce City Public Works Department.
- (19) 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 Conversation Commission regulations, pertaining to fencing, painting of tanks, and maintenance of surface areas and equipment, as modified by any applicable surface use agreements.
- (20) The portion of each OGOA that is outside of the interior fenced portion of the OGOA will be maintained by the applicable homeowner's association.
- (21) 5' for exterior wall, 0' for common wall.

LOT SIZE AND LAND USE CRITERIA:

Single family detached residential housing is prohibited within Planning Areas F, K, L, and O. 100% of Planning Area F, K, L, and O may be developed as single family attached and/or multi-family residential. Mixed use buildings are exempt from this restriction. A mixed use building is defined as containing retail, office or commercial on the first floor and retail, office, commercial and residential on the second floor and above.

LEGEND:

(m) = minimum
(x) = maximum

ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

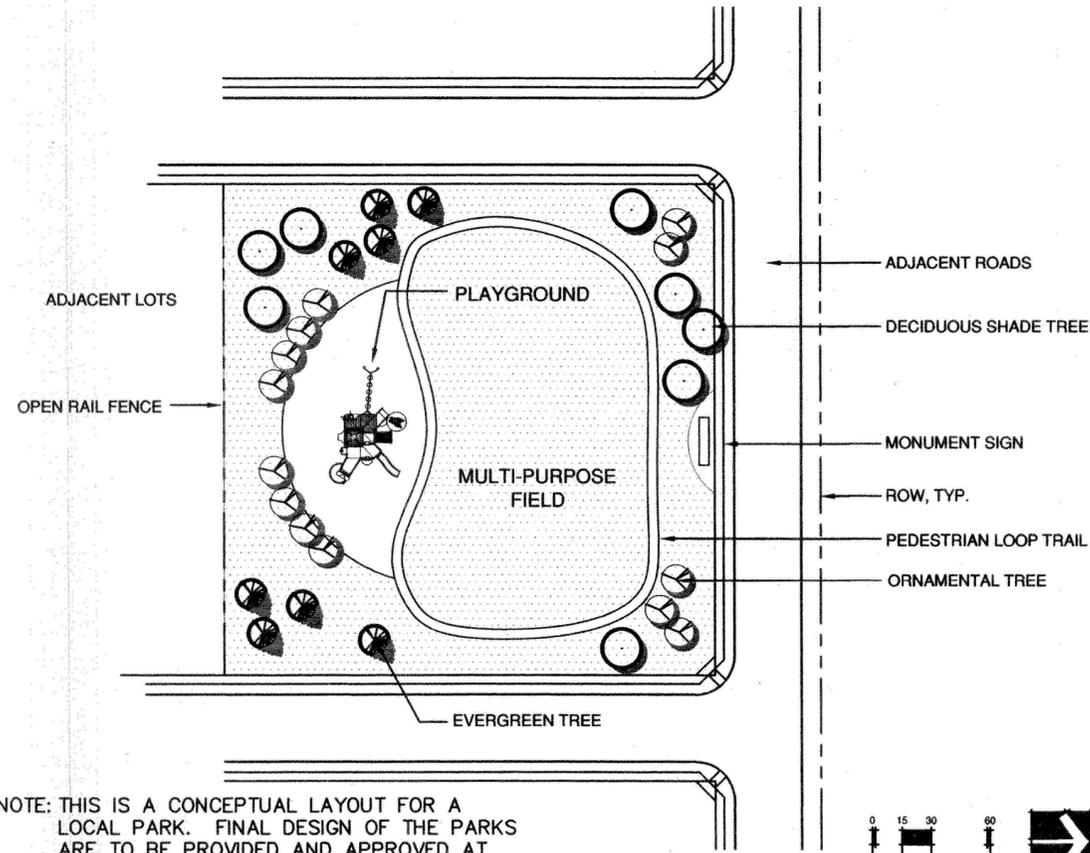
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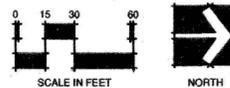
DATE: 01-29-2021
01-07-2021
12-10-2020
11-20-2020
08-03-2020
10-24-2019
03-21-2019

SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

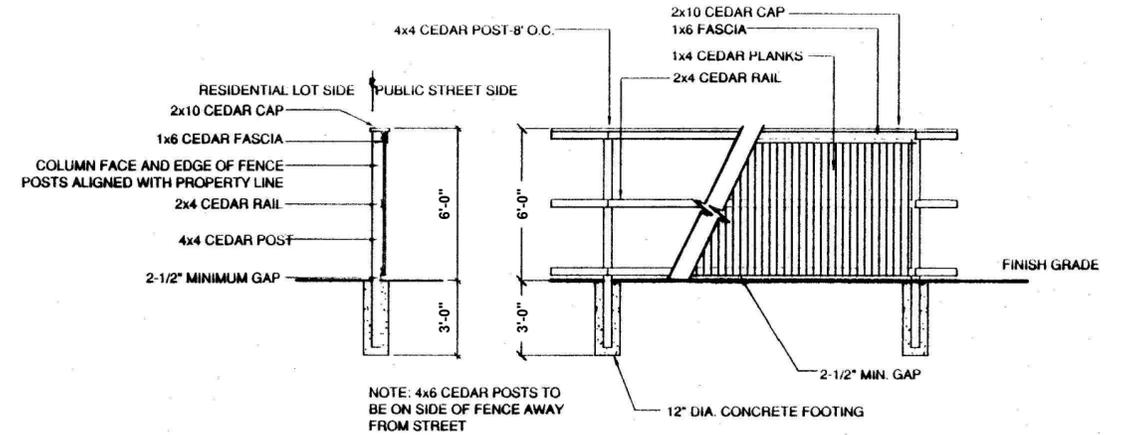
A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 6 OF 10
PARK STANDARDS AND FENCE DETAILS



NOTE: THIS IS A CONCEPTUAL LAYOUT FOR A LOCAL PARK. FINAL DESIGN OF THE PARKS ARE TO BE PROVIDED AND APPROVED AT THE TIME OF PUD PERMIT

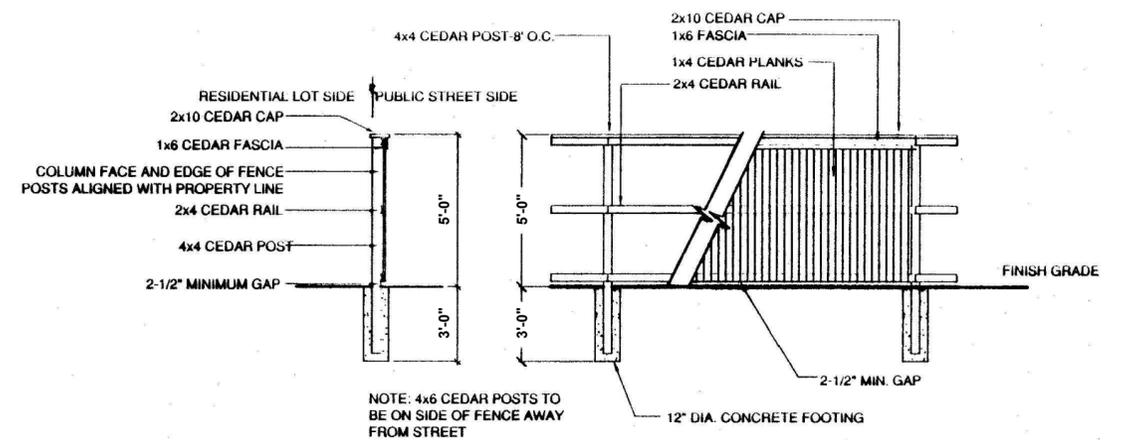


LOCAL PARK (POSSIBLE LAYOUT)



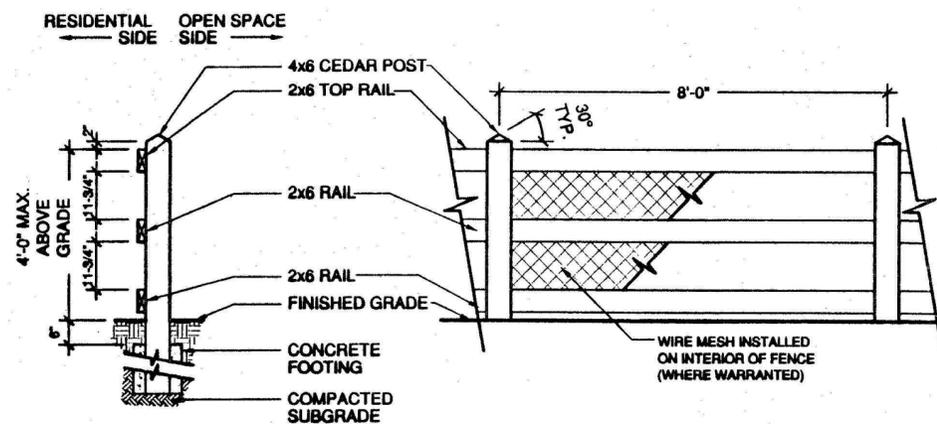
6' PRIVACY FENCE

Not To Scale



5' PRIVACY FENCE

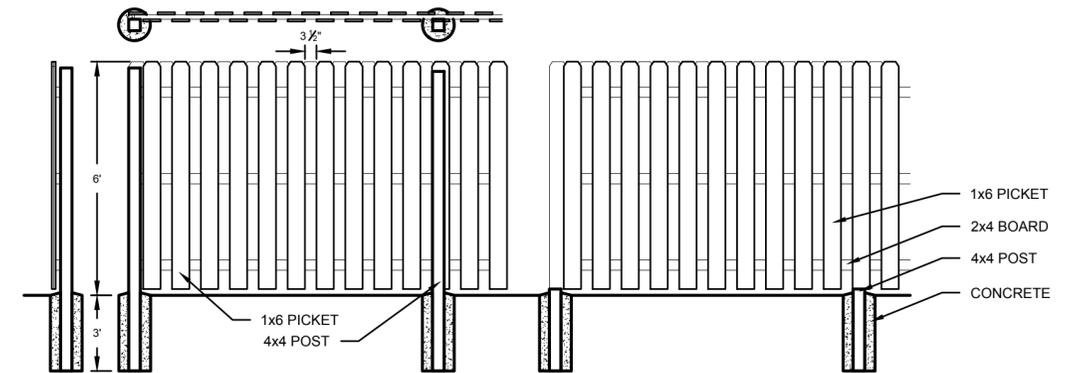
Not To Scale



NOTE: THE OPEN RAIL FENCE SHALL BE USED FOR ALL LOT FENCING ABUTTING OR ADJACENT TO PUBLIC AND PRIVATE PARKS, TRAILS AND/OR OPEN SPACE.

4' SPLIT RAIL FENCE

Not To Scale



6' SHADOWBOX OPEN STYLE FENCE

Not To Scale

ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:



DATE: 01-29-2021

01-07-2021
12-10-2020
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10-24-2019
03-21-2019

SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,

STATE OF COLORADO

SHEET 7 OF 10

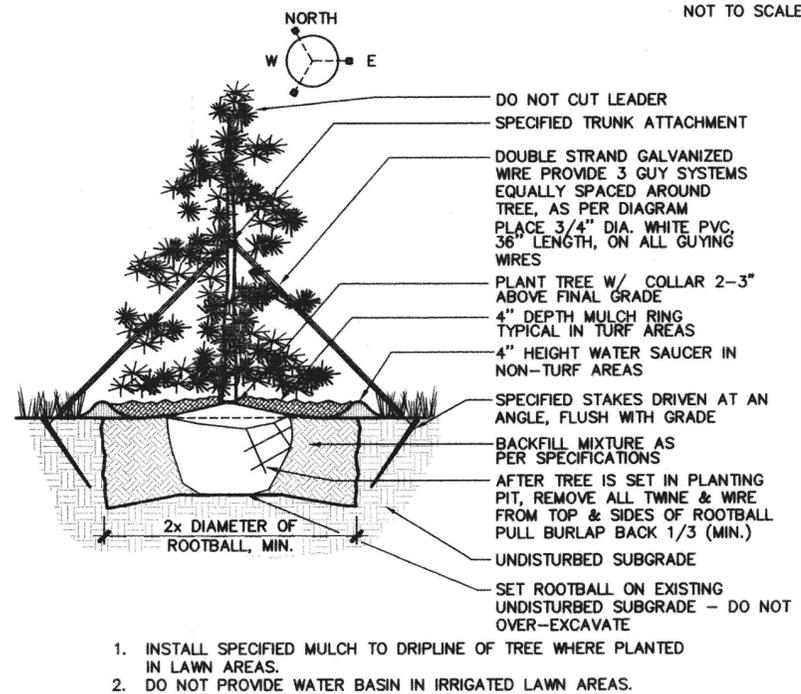
LANDSCAPE SCHEDULE AND DETAILS

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
DECIDUOUS TREES			
Redmond Linden	<i>Tilia americana</i> 'Redmond'	2.5" Cal.	Specimen quality B&B, staked and guyed
Shademaster Honeylocust	<i>Gleditsia triacanthos</i> 'Shademaster'	2.5" Cal.	Specimen quality B&B, staked and guyed
Prairie Pride Hackberry	<i>Celtis occidentalis</i> 'Prairie Pride'	2.5" Cal.	Specimen quality B&B, staked and guyed
Columnar Norway Maple	<i>Acer platanoides</i> 'Columnare'	2.5" Cal.	Specimen quality B&B, staked and guyed
EVERGREEN TREES			
Colorado Spruce	<i>Picea pungens</i>	6-8' Ht.	Specimen quality B&B, staked and guyed
Austrian Pine	<i>Pinus nigra</i>	6-8' Ht.	Specimen quality B&B, staked and guyed
ORNAMENTAL TREES			
Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'	1 1/2" Cal.	Specimen quality B&B, staked and guyed
Flame Amur Maple	<i>Acer ginnala</i> 'Flame'	1 1/2" Cal.	Specimen quality B&B, staked and guyed
EVERGREEN SHRUBS			
Buffalo Juniper	<i>Juniperus sabina</i> 'Buffalo'	5 Gal.	Container, 5 canes min. 12"-18" Ht.
DECIDUOUS SHRUBS			
Golden Currant	<i>Ribes aureum</i>	5 Gal.	Container, 5 canes min. 12"-18" Ht.
Western Sandcherry	<i>Prunus besseyi</i>	5 Gal.	Container, 5 canes min. 12"-18" Ht.
Blue Mist Spirea	<i>Caryopteris clandonensis</i>	5 Gal.	Container, 5 canes min. 12"-18" Ht.
Cotoneaster sp.		5 Gal.	Container, 5 canes min. 12"-18" Ht.
PERENNIALS & GROUNDCOVERS			
Autumn Joy Sedum	<i>Sedum</i> 'Autumn Joy'	2-1/4" Pots	Fully established
Oriental Poppy	<i>Papaver orientale</i> 'Carmine'	2-1/4" Pots	Fully established
Pine-Leaf Penstemon	<i>Penstemon pinifolius</i>	2-1/4" Pots	Fully established
Wolly Yarrow	<i>Achillea tomentosa</i>	2-1/4" Pots	Fully established

THE ABOVE ARE BY WAY OF EXAMPLE AND SHALL COMPLY WITH THE CITY OF COMMERCE CITY APPROVED PLANE LISTS AND LANDSCAPING SPECIFICATIONS

EVERGREEN TREE PLANTING



LANDSCAPE NOTES

LOCAL PARKS AND OPEN SPACE AREAS SHALL BE SHOWN DURING THE PUD PERMIT PROCESS AND WILL, AT A MINIMUM, MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.

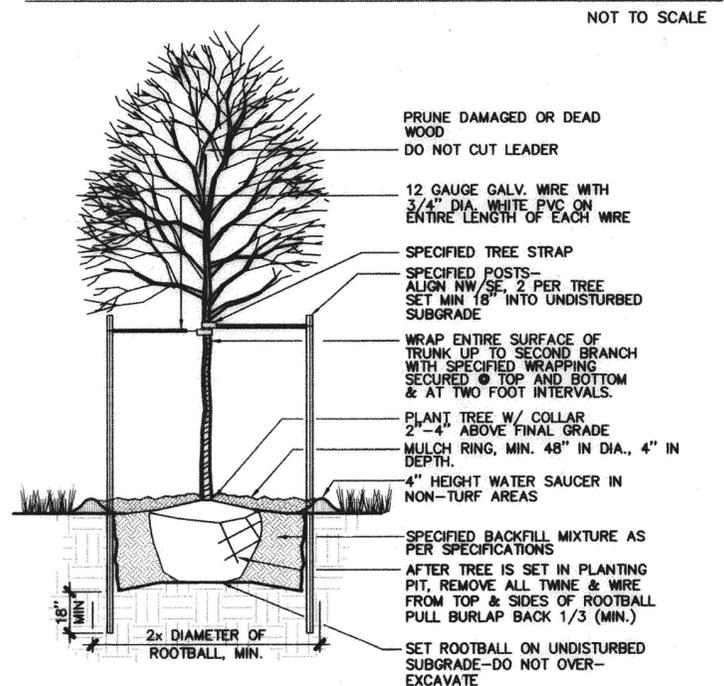
THE HOMEOWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN LOCAL PARK, DETENTION, WATER QUALITY AND/OR RETENTION AREAS. DETENTION AREAS WILL BE RE-VEGETATED WITH NON-IRRIGATED NATIVE GRASS. A COMMERCIAL AREA MAINTENANCE ASSOCIATION SHALL MAINTAIN COMMERCIAL/RETAIL PONDS AND DRAINAGE FACILITIES.

ALL PARKS WILL CONFORM TO THE COMMERCE CITY COMMUNITY PLANNING AND DEVELOPMENT SERVICES DESIGN STANDARDS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COMMERCE CITY COMMUNITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DURING THE PUD PERMIT PROCESS.

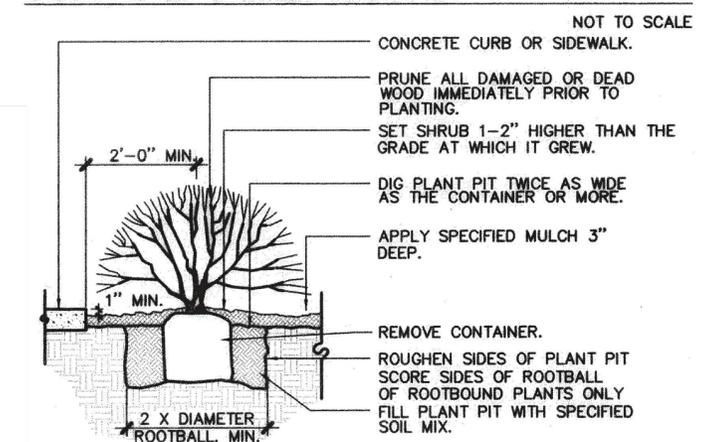
PLANT MATERIAL TYPES FOR PARKS SHALL INCLUDE BUT NOT BE LIMITED TO THE SPECIES LISTED IN THE PLANTING LEGEND. ALL ADDITIONAL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND LANDSCAPING SPECIFICATIONS".

SEE SHEET 6 FOR CONCEPTUAL PARK LAYOUT. THIS LAYOUT IS SCHEMATIC AND SUBJECT TO CHANGE.

DECIDUOUS TREE PLANTING



SHRUB PLANTING



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:



DATE: 01-29-2021

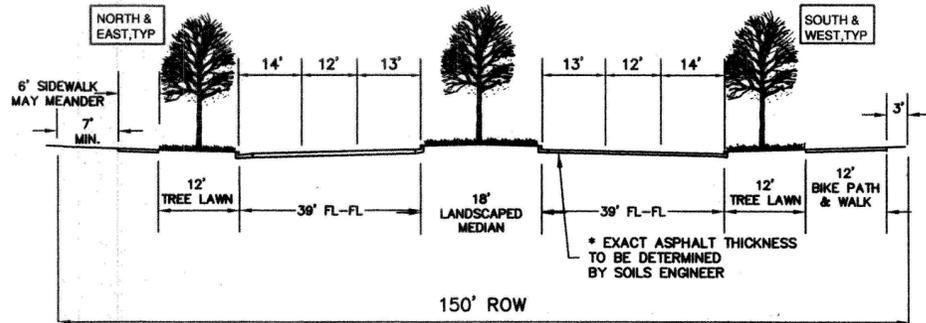
01-07-2021
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10-24-2019
03-21-2019

SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,

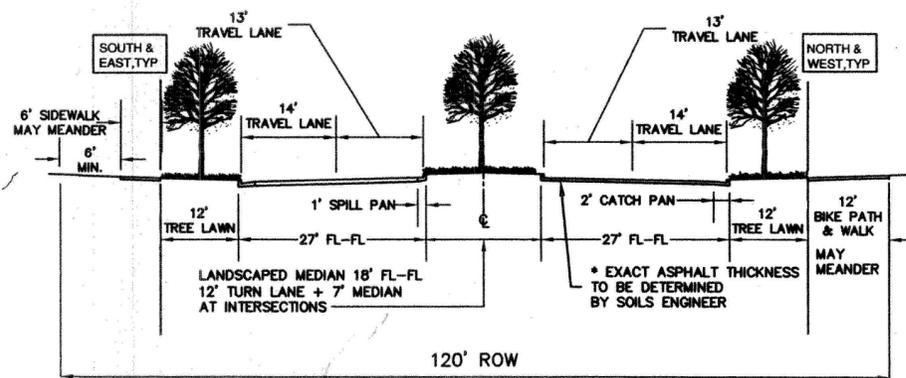
STATE OF COLORADO
SHEET 8 OF 10

STREET SECTIONS / DETAILS



PRINCIPAL ARTERIAL- TOWER ROAD

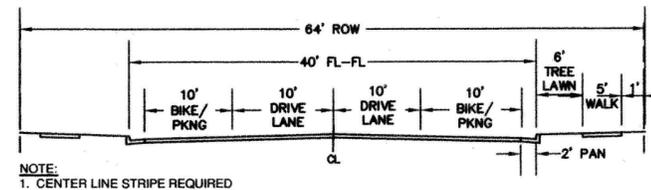
NOT TO SCALE



MINOR ARTERIAL- 96TH AVENUE

NOT TO SCALE

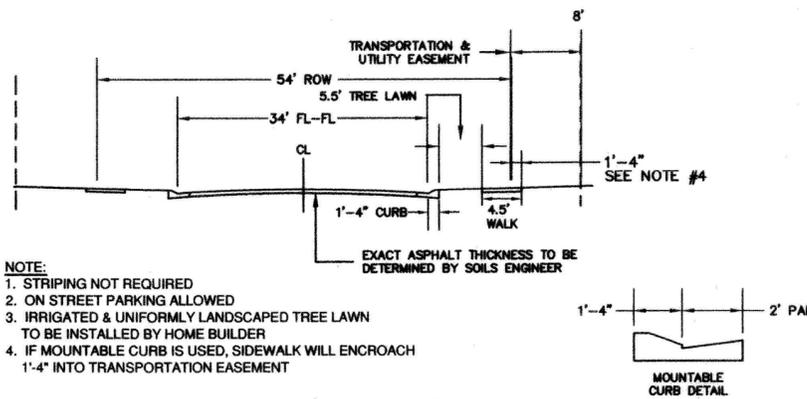
- NOTES:
- AUXILIARY LANES SHALL BE 12' WIDE INCLUDING GUTTER PANS
 - EASEMENTS MAY BE DEDICATED AS ROW IF SETBACKS ARE NOT AN ISSUE



MINOR COLLECTOR E. 92ND AVE & TELLURIDE ST

NOT TO SCALE

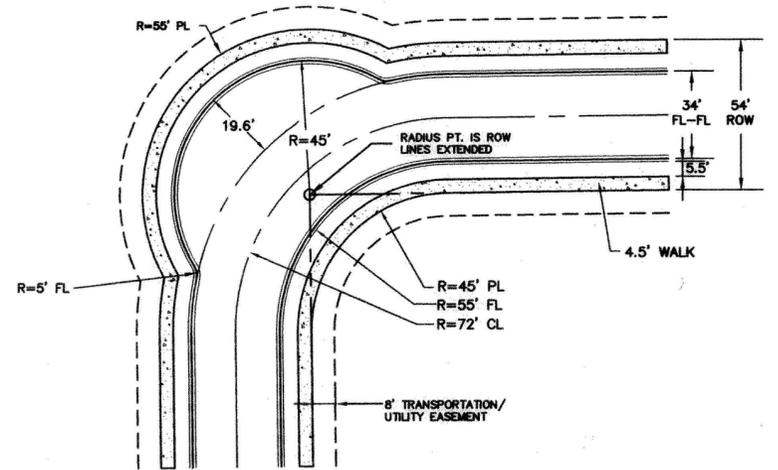
NOTE:
1. CENTER LINE STRIPE REQUIRED



LOCAL RESIDENTIAL WITH DETACHED WALKS (NO ALLEY)

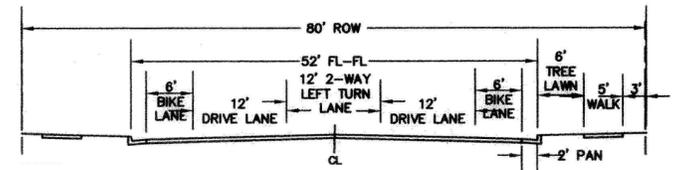
NOT TO SCALE

- NOTE:
- STRIPING NOT REQUIRED
 - ON STREET PARKING ALLOWED
 - IRRIGATED & UNIFORMLY LANDSCAPED TREE LAWN TO BE INSTALLED BY HOME BUILDER
 - IF MOUNTABLE CURB IS USED, SIDEWALK WILL ENCROACH 1'-4" INTO TRANSPORTATION EASEMENT



RIGHT ANGLE LOCAL STREET WITH DETACHED WALK (54' ROW) EYEBROW TREATMENT

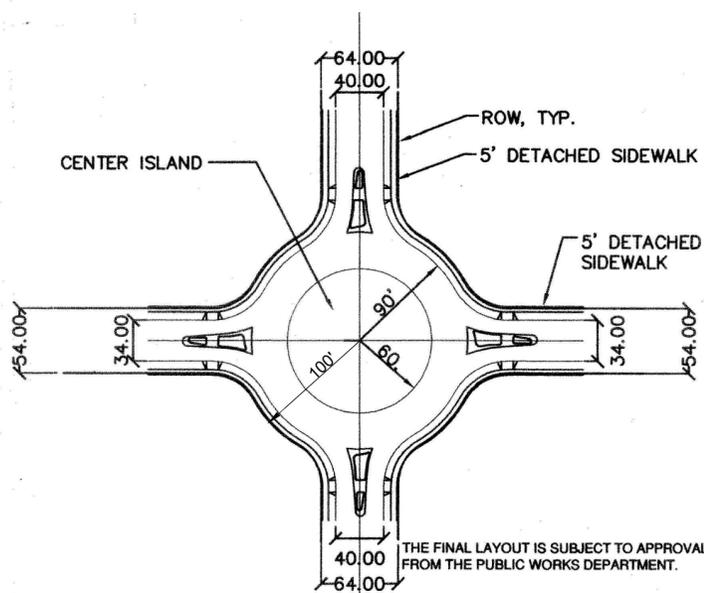
NOT TO SCALE



MAJOR COLLECTOR- 88TH AVE

NOT TO SCALE

- NOTES:
- MAJOR COLLECTOR LANEAGE SHOWN
 - NO ON STREET PARKING



EAST ROUND-ABOUT

SCALE: 1" = 100'

THE FINAL LAYOUT IS SUBJECT TO APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.

ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:



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10-24-2019
03-21-2019

SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

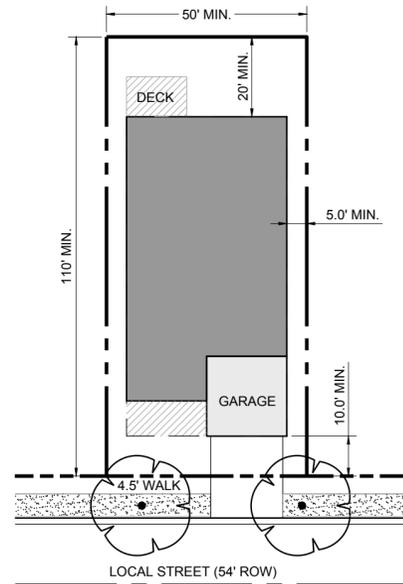
A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 9 OF 10

SUPPLEMENTAL DESIGN STANDARDS

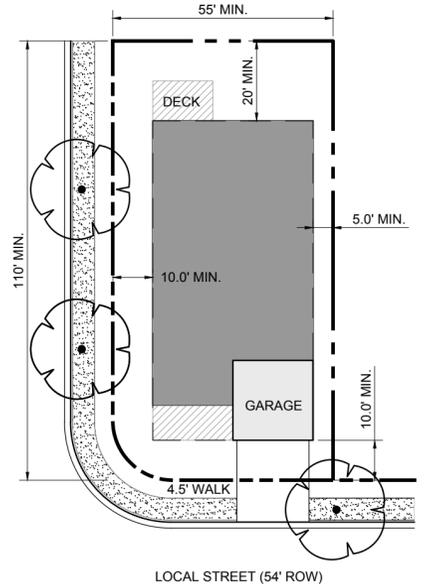
TYPICAL LOT EXHIBITS: SETBACKS & DEVELOPER CRITERIA

SCALE: 1" = 30'

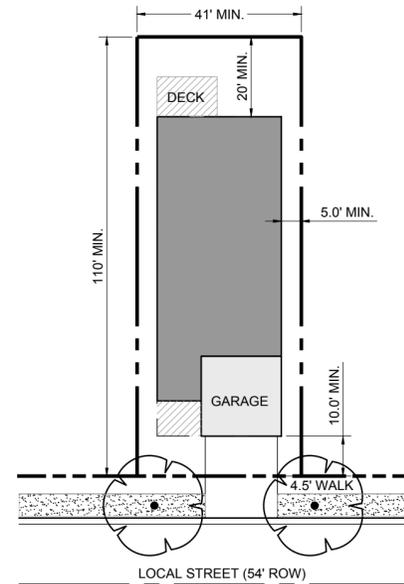
LAND USE DEVELOPMENT STANDARDS MATRIX:



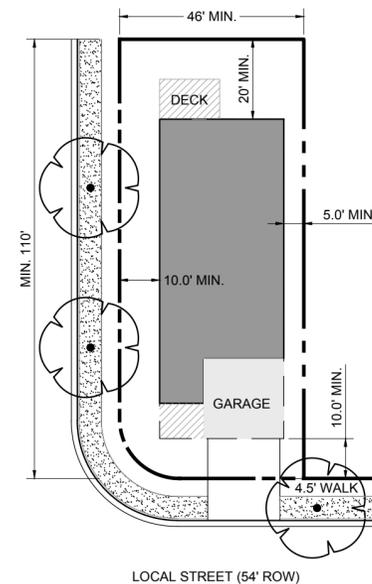
**SINGLE FAMILY DETACHED -
50' MIN. - FRONT LOADED (5,500 SF MIN. LOT SIZE)**



**SINGLE FAMILY DETACHED -
55' MIN. - CORNER LOT (6,050 SF MIN. LOT SIZE)**



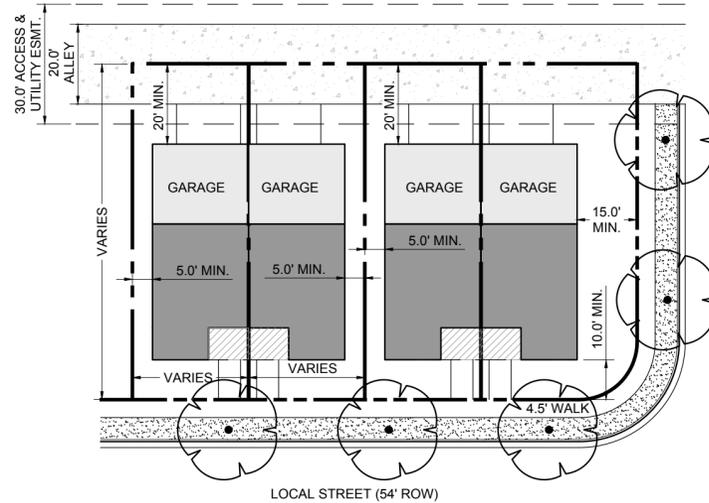
**SINGLE FAMILY DETACHED -
41' MIN. - FRONT LOADED (4,510 SF MIN. LOT SIZE)**



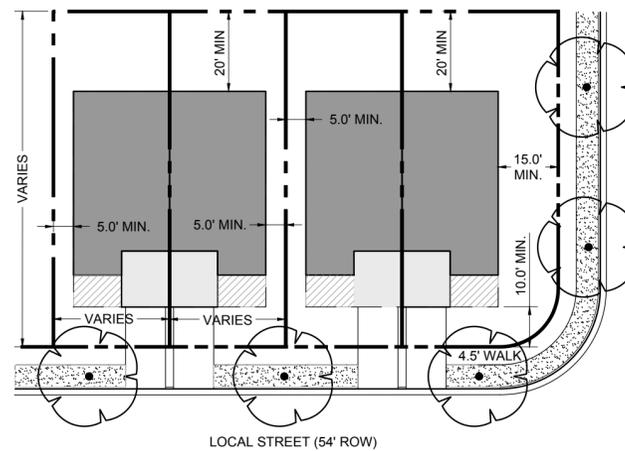
**SINGLE FAMILY DETACHED -
46' MIN. - CORNER LOT (5,060 SF MIN. LOT SIZE)**

SINGLE FAMILY DETACHED:	
Minimum Lot Size	5,000 SF*
Parking Requirement	2/DU
Maximum Height	35'
SETBACKS:	
Front (Building)	10'
Front (Porch)	10'
Side	5'
Building Separation	10'
Rear (Building)	20'
Rear (Porch/Deck/Patio)	10'
Side (Corner Lot)	10'
ACCESSORY USE:	
Maximum Height	15'
Front	20'
Side	10'
Rear	5'
Side (Corner Lot)	20'

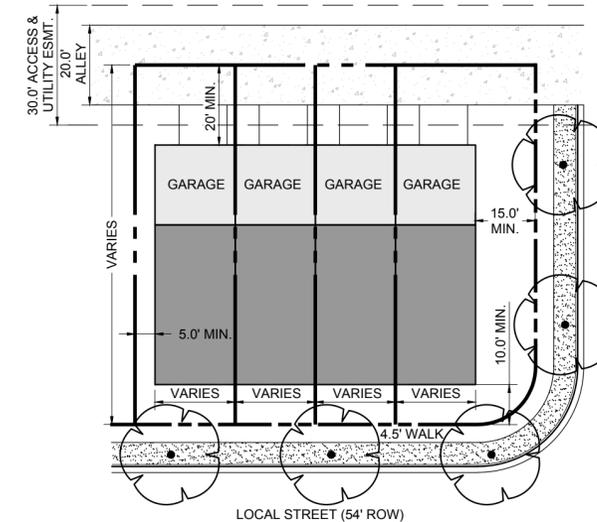
* Minimum Lot Size in PA 'M' may be reduced to 3,000 SF



**SINGLE FAMILY ATTACHED -
DUPLIX - ALLEY LOADED (1,800 SF MIN. LOT SIZE)**



**SINGLE FAMILY ATTACHED -
DUPLIX - FRONT LOADED (1,800 SF MIN. LOT SIZE)**



**SINGLE FAMILY ATTACHED -
TOWNHOME - ALLEY LOADED (1,800 SF MIN. LOT SIZE)**

SINGLE FAMILY ATTACHED (Duplex, Triplex, Townhome ≤ 4 Units)	
Minimum Lot Size	1,800 SF
Parking Requirement	2/DU
Maximum Height	50'
SETBACKS:	
Front (Building)	10'
Front (Porch)	10'
Side	5'
Building Separation	10'
Rear	20'
Rear (Porch/Deck/Patio)	10'
Side (Corner Lot)	15'
ACCESSORY USE:	
Maximum Height	15'
Front	20'
Side	5'
Rear	5'
Side (Corner Lot)	20'

DESIGN STANDARD NOTES:

TYPICAL NOTES

- Exhibits are for diagrammatic purposes only
- Building footprint may change from lot to lot
- Driveways for corner lots must be located toward the interior lot line
- Refer to Land Use Chart & Development Standard Notes for additional information

COMMUNITY CHARACTER & HOUSING DIVERSITY INTENT

It is the intent to create a community that will accommodate a variety of lot sizes and housing types. Housing types that include single-family detached homes, single-family attached residential such as patio homes and townhomes in conjunction with multi-family apartments are proposed with this PUD. This assortment of residential units will result in a variety of housing sizes and types providing purchasing opportunities for families that are positioned in different income levels. A variety of land uses are proposed for the mixed-use areas to encourage a live, work and play lifestyle that does not have a strong dependency on the automobile.

A street network is proposed to reinforce vehicular and pedestrian connectivity. Streets have been planned to provide convenient access to mixed use, residential, school and open space parcels. All public streets will be designed in compliance with the City of Commerce City standards.

LEGEND:

	BUILDING FOOTPRINT		DECK/PORCH/PATIO		TURF/TREE LAWN
	GARAGE		ALLEY		

ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC,
9033 E. EASTER PLACE, SUITE 112
CENTENNIAL, COLORADO 80112

PLANNER:



DATE: 01-29-2021

01-07-2021
12-10-2020
11-20-2020
08-03-2020
10-24-2019
03-21-2019

SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT

A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 10 OF 10
SUPPLEMENTAL DESIGN STANDARDS

COMMERCIAL AND MIXED-USE DESIGN GUIDELINES

BUILDING FORM GUIDELINES

- A. Commercial and mixed-use buildings shall have windows, facades, main entries, and accessory features oriented towards a public street or open space to emphasize the building use or activity.
- B. Variations in material and color shall be used to enhance the overall architectural aesthetic.
- C. Awnings and canopies shall be added to ground-level architecture to enhance the pedestrian-scale character.

COMMERCIAL AND MIXED-USE ENTRY GUIDELINES

- A. Building proportions shall be balanced and complementary with one another.
- B. Corner buildings shall have more emphasis on design details and use of material to enhance all sides that are in public view.
- C. Public entries shall be emphasized so they are obvious from the street and sidewalk.
- D. Facades should be parallel and oriented to the public street when possible.
- E. Additional features such as change in roof line, building material, and breaks in wall planes are suggested to further enhance the overall character of the commercial district.

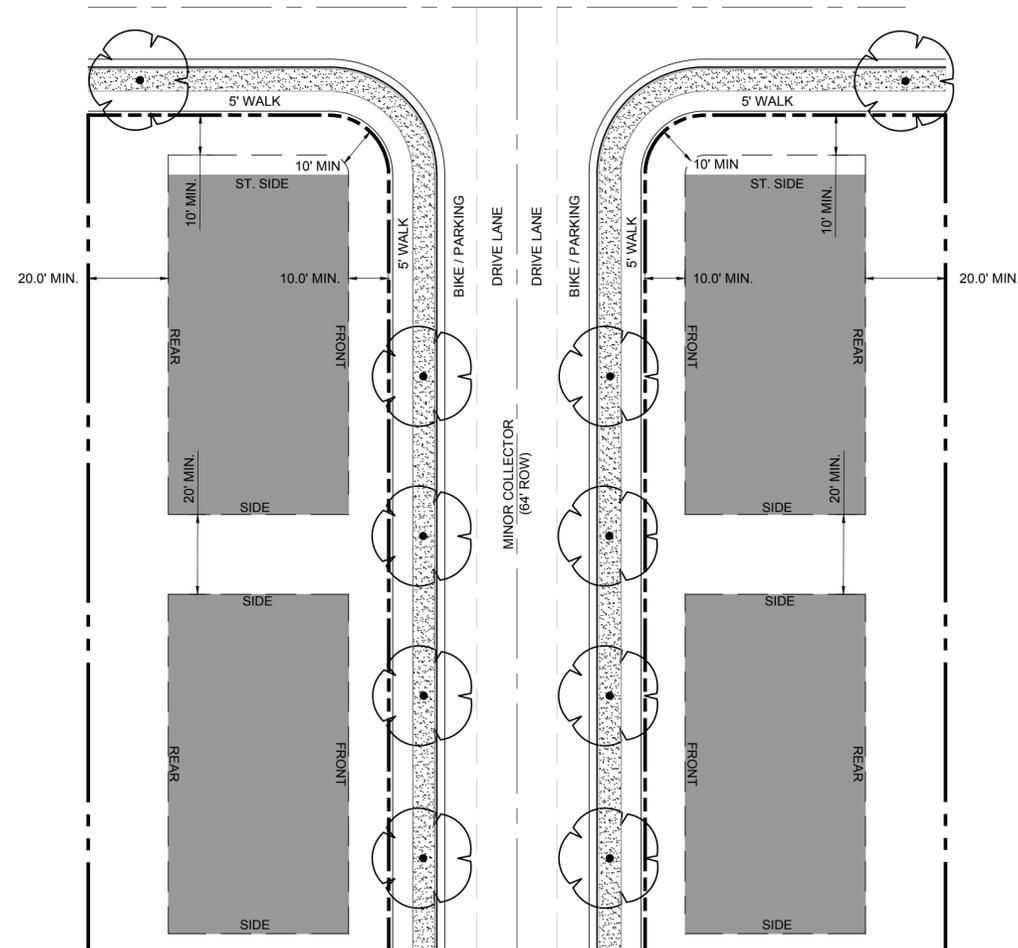
COLOR AND MATERIAL GUIDELINES

- A. A variety of building materials shall be used such as cementitious siding and panels, glass, metal panels, precast and site cast concrete and stone, stucco, natural stone, and masonry shall be incorporated for all commercial building facades.
- B. Changes in roof plane shall be incorporated to create visual interest.
- C. The combination of materials, details, and colors shall be used creatively to design and execute the development of each building.

ARCHITECTURAL ELEMENTS GUIDELINES

- A. Rooftop mechanical equipment shall be screened from public streets by parapets or other methods that incorporate architectural elements.
- B. Outdoor seating and gathering space is strongly encouraged.
- C. The use of architectural pavers is strongly encouraged to help identify entries, pedestrian corridors, and transitional areas.
- D. Delivery areas and associated parking, storage, bay doors, and loading shall be located at the side or rear of a building and screened from public streets and/or sidewalks by use of berms, walls, or fencing.

TYPICAL LOT EXHIBITS: SETBACKS & DEVELOPER CRITERIA



COMMERCIAL / MIXED-USE -
MAIN STREET ORIENTED (25,000 SF MIN. LOT SIZE)

PRECEDENT IMAGES



ENGINEER & SURVEYOR:



DEVELOPER:

SECOND CREEK HOLDINGS, LLC.
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