INTRODUCED BY:	

AN ORDINANCE APPROVING THE SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT, AND AMENDING ORDINANCE Z-774-04 TO MODIFY THE RESIDENTIAL UNIT CAP, MODIFYING THE LIMITS ON SINGLE FAMILY AND MULTIFAMILY DEVELOPMENT, MODIFYING THE PLANNING AREA BOUNDARIES, SIZES, LOCATIONS, AND LAND USES, AND MODIFYING THE LAND USES, BULK STANDARDS, AND OIL AND GAS STANDARDS, AND OTHER MATTERS, FOR THE PROPERTY BOUNDED GENERALLY BY E 96TH AVENUE TO THE NORTH, TOWER ROAD TO THE EAST, THE SECOND CREEK FLOODPLAIN TO THE SOUTH, AND TELLURIDE STREET TO THE WEST, ZONED PUD (PLANNED UNIT DEVELOPMENT DISTRICT), IN COMMERCE CITY, COLORADO.

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 hearing concerning ordinance Z-774-04-21, as detailed in the proposed Second Creek Farm PUD Zone Document, 1st Amendment attached as Exhibit B ("PUD Zone Document, First Amendment") and the rezoning of property bounded approximately by East 96th Avenue to the North, Tower Road to the East, East 88th Avenue to the South, and the Telluride Street alignment to the West more specifically defined in Exhibit A ("Property"), and as further detailed in the proposed PUD Zone Document, First Amendment before the Planning Commission of the City of Commerce City on February 2, 2021, and the City Council to be held on this March 1, 2021, respectively, were properly given as required by the Land Development Code, including by: publication on January 26, 2021, and February 16, 2021 in the Sentinel-Express, a legal newspaper of general circulation in the City of Commerce City; mailing on January 23, 2021, 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 January 22, 2021 and February 19, 2021, in the manner and for the duration required by the Land Development Code.

**SECTION 2.** The City Council further finds that the public hearings concerning this ordinance, the proposed PUD Zone Document, First Amendment, and the rezoning of Property before the Planning Commission of the City of Commerce City and the City Council were conducted in compliance with law.

**SECTION 3.** The City 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 proposed PUD Zone Document, First Amendment:

- a. The PUD Zone Document, First Amendment is consistent with the policies and goals of the comprehensive plan and all applicable City adopted plans;
- b. The PUD Zone Document, First Amendment is consistent with any previously reviewed PUD concept schematic, if any;
- c. The PUD Zone Document, First Amendment 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, First Amendment will continue to comply with all applicable city standards not otherwise modified or waived by the city;
- e. The Property has been integrated and connected with adjacent development;
- f. To the maximum extent feasible, the PUD Zone Document, First Amendment mitigates any potential significant adverse 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 maintaining sufficient levels of service to existing development; and
- h. The proposed changes to the PUD Zone Document could not be achieved through other techniques.

**SECTION 4.** The PUD Zone Document, First Amendment modifying the residential unit cap, the limits on single family and multifamily development, the planning area boundaries, sizes, locations, and land uses, and modifying the land uses, bulk standards and oil and gas standards, and other matters, as set forth in Exhibit B, is hereby approved and Ordinance Z-774-04 is hereby amended as set forth in the that First Amendment. 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.

THIS 1ST DAY OF MARCH, 2021.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED

PASSED ON SECOND AND F THISDAY OF2021.	INAL READING AND PUBLIC NOTICE ORDERED
	CITY OF COMMERCE CITY, COLORADO
ATTEST	Benjamin A. Huseman, Mayor
Dylan A. Gibson, City Clerk	

# Exhibit "A" (Legal Description) Case #Z-774-04-21

# LEGAL DESCRIPTION

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

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

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;
- 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

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:

SAID SECTION 28;
THENCE SOUTH 89°22'09" WEST ALONG THE NORTH LINE OF SAID NORTHEAST
OUARTER 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;

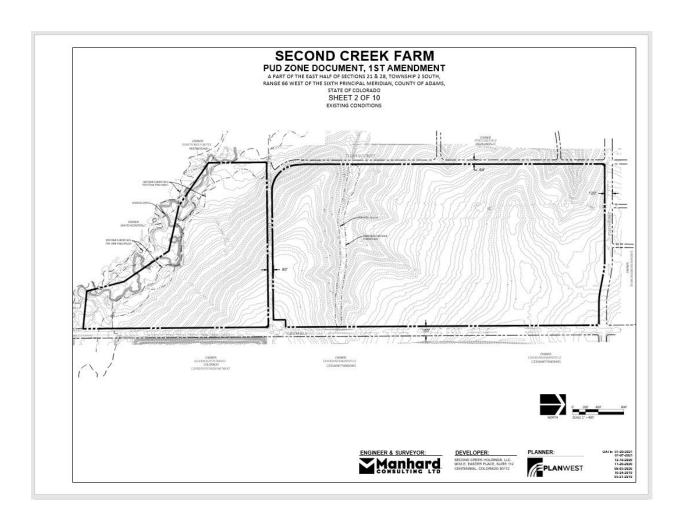
THENCE NORTH 84°25'18" WEST A DISTANCE OF 635.20 FEET; THENCE NORTH 14°25'18" WEST A DISTANCE OF 600.00 FEET; THENCE NORTH 34°25'18" WEST A DISTANCE OF 850.00 FEET; THENCE NORTH 34°25'18' WEST A DISTANCE OF 850.00 FEET;
THENCE NORTH 77°25'18' WEST A DISTANCE OF 725.00 FEET;
THENCE NORTH 55°25'18' WEST A DISTANCE OF 813.02 FEET TO THE WEST LINE OF
SAID NORTHEAST QUARTER OF SECTION 28;
THENCE NORTH 00°30'22' WEST A LONG 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 9572' 88 FEET TO THE POINT OF BEGINNIUM.

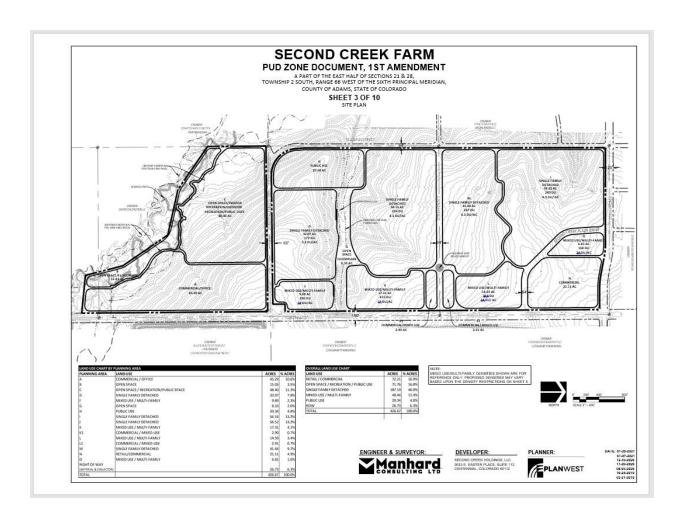
DISTANCE OF 2572.88 FEET TO THE POINT OF BEGINNING

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.

# Exhibit "B" SECOND CREEK FARM PUD ZONE DOCUMENT, 1ST AMENDMENT Case #Z-774-04-21

# EGAL DESCRIPTION MACE: AND OF THE STATE AND OF THE STAT





PUD ZONE DOCUMENT, 1ST AMENDMENT
A PART OF THE EAST HALF OF SECTIONS 21 & 28, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINICIPAL MERIDIAN, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 4 OF 10
LAND USE SCHEDULE GENERAL PROVISIONS

9 - 41104	LAND USE SCHEDU VED BY RIGHT P+USE BY PERMIT C+CONDITIONAL USE OG = 01		BLANK CELL	- EXCLUDED-			т
N-ALLOY	PLANNING AREAS		KI. LI	F,K,L,O	D, L J, M	c	$\vdash$
	POCHENO MONE	~"	RI, LI	7,5,5,0	0, C c, m		Н
						OPEN SPACE /	
		COMMERCIAL			SINGLE FAMILY	SECREATION C	ιn
		/ OFFICE	/ MIXED USE	MUCTO FAMILY	DETACHED RESIDENTIAL	PUBLIC USES	١.
						rotter one	
UAND USE							Ц.
	AGRICULTURAL	uses					_
	Existing Agriculture	-	- 1		- 1		$\vdash$
Horticulture & Nurseries	Community Garden		_				
	COMMERCIAL	USES					-
Animal Services	Doggie day care centers						⊢
	Veterinary offices or dinics.  Antenna and Support Substant for amateur radio communications.	-	_	-	P		⊢
Antronas	Radio or television broadcasting offices					C	⊢
	All other similar uses (plumbing, electrical, lumber & building					-	$\vdash$
Building Materials & Services (Retail)	equipment-without outdoor storage)						
	Bar, tavern, night club						Н
	Brewpub						-
	Catering services		R	- 8			т
Eating and Drinking Establishments	Restaurant with drive-thrs/up						
	Restaurant without drive-thru/up	R	R	R			
	Tasting Room	R	- 8	R			
Financial Institutions	Bank or financial institution	Я	- 8	R			
	Convenience store/grocery store (+5,000 sf)	R	R	R			
	Grocery store (+5,000 sF)		- A	c			
Food and Beverage Sales	Liquor store	R		R			
	All other similar uses (e.g. delicatessen, retail bakery, specialty						
	food market, coffee shop)			_ ^			L
Fuel Sales	Gas Station	R					┖
Funeral and Internment Services	Funeral Home	C	c				_
	Business or professional (including medical/dental office/clinics)						┖
Office	Courier services						╙
	Massage therapy office/dinics	R	R	R			╙
	Substance Abuse Treatment Facility, Outpatient Clinic	P	P	R			╙
Personal Services	Instructional services, studios	R	Ř	R			⊢
	All other similar uses	R		R			⊢
	tingo establishments/social gaming outlet/performance centers						⊢
Recreation or Amusement Facilities, Private	Bowling, billiards, movie theaters & similar uses	-	-				⊢
PYTYMBE	Health clubs	я.	я.	P.			⊢
	Outdoor recreation			-			⊢
	Flea markets, indoor/outdoor	- 8		- 8			⊢
Retail Establishments	Retail business store < 25,000 square feet	· c		- c			⊢
Ne care escapeisments	Retail business store > 25,000 square feet	-	C P				⊢
	Tattoo parlor	-	-	Ř			⊢
	Thrift/consignment store  Automobile washing facility	8	8	-			$\vdash$
Vehicle/Equipment Sales and Services	Automobile washing facility Vehicle repair, minor						$\vdash$
	Bed and breakfast establishments	8	- 1				-
Visitor Accomodations	Notel or motel lodging establishments		-				-
	Overnight campground						$\vdash$
	INDUSTRIAL	565					_
Artisan/Handcrafted Manufacturing	Artican/handcrafted manufacturing	8	- 8	R			Т
	Montrewery						т
Manufacturing, Food	Micro-winery		- 8	- 8			
Manufacturing, Oil and Gas	Support activities for oil and gas operations (pipelines, etc.)	(	c	c	c		
Motion Picture and Video Industry	Motion picture and video industry			P			т
Resource Extraction	Subsurface extraction (including oil and natural gas extraction)	OG	OG	OS	06		
	PUBLIC, INSTITUTIONAL	& CIVIC USES					
Ambulance Service	Garage and office for ambulance service	R		R			
Arts and Cultural Uses	Arts and cultural uses	R	R	R			
Clubs and Lodges	Private lodge or club	P	P	Ř			
Community Services	Events center < 15,000 sf						
	Child care center				P		С
Day Care Facilities, Adult or Child	Adult day care center			R	P		
	Family child care home	R	R		R		
Golf Course	Golf course/driving range	c	c			R	
Hospitals	Hospital	c	c				
	Outpatient surgical centers						

	LAND USE SCHEDU						
R - ALIO	WED BY RIGHT P - USE BY PERMIT C - CONDITIONAL USE OG - OR						
	PLANNING AREA(S)	AN	KLU.	F, K, L, O	D, L, L, M	c	14
		COMMERCIAL /OFFICE	COMMERCIAL / MIXED USE		SINGLE FAMILY DETACHED RESIDENTIAL	OPEN SPACE / RECREATION / PUBLIC USES	PUBLI
LAND-USE							_
	PUBLIC, INSTITUTIONAL & C	VICUSES (Co					_
	Shrary			R		*	R
	Public administrative office or service building			R			- 8
Public Lands, Parks, and Buildings	Public park or recreational facilities			R	R		R
	Public stadium, arena, or auditorium						R
	Police or fire station						R
	Other public facility					- 8	R
Religious Institutions	Church or religious institution		8.	R	P		
Educational Facilities	Elementary and secondary education schools			R	P		R
	Private business, trade, and vocation schools		8.	R	P		P
	Post secondary colleges and universities	c	c	c			R
	Schools of special instruction			R	P		
Transportation Facilities	Parking garage						- 8
Hamporiacon racinoes	Public parking lot						R
	Electric substation or gas regular station	C		C			C
Wilties	Public utility installation	c		C	C		C
	Public utility office	R		R			R
	Wind energy conversion systems (windmills)			P	P		P
Zoos, Arboretum, Botanical Gardens	Zoos, arboretum, botanical gardens						- 8
	RESIDENTIAL L	515					
Group Living Facilities	Group Home - Type A			R	R		
aroup owing racinoses	Group Home - Type B			c	c		
	Foster care home			R	R		
	Multi-family dwelling			R			
	Single-family detached dwelling						
Household Living	Ougles (2 single-family attached units)			R [T,K,Lonly)			
	Townhome (3 or more single-family attached units)			R (F,K,L only)			
	Boarding or rooming house			R			
	Home occupation			R	R		
	Assisted living facility			R			
Senior Housing	Nursing homes			P			

# GENERAL PROVISIONS:

Planning area areaspes and boundaries are preliminary and subject to change with detailed planning. Perrol areaspes may change up to 15% eithout a major detailed planning. Perrol areaspes may change up to 15% eithout a major like and the person of the pe

ENGINEER & SURVEYOR: Manhard SECOND CREEK HOLDINGS, LLC. 2033 E. EASTER PLACE, SUITE 112 CENTERNIAL, COLORADO 80112

# DEVELOPER:

PLANWEST

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 5 OF 10
DEVELOPMENT STANDARDS

PLANNING AREA	Α.	8	c	D	E		f .	G	H	- 1	,			×	1				1	M	N	-	0	1 6
Area (AC)	45.29	15.03	48.40	33.07	0.00		89	8.33	20.34	56.16	56.52	17	31	2		14	.59		91	41.44	21.11		65	10
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	MUNon- Residential	MU Residential	Retail/ Comm	SFD	Retail/ Comm	MU Residential	MU Non- Residential	Op Spa
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	-	1
Total Single Family Detached Units		-		172	-				-	254	240				-				-	257	-		-	
Lot Size (m)	25,000xf			5,000 SF		1,800 SF	25,000 SF			5,000 SF	5,000 SF	1,800 SF	25,000 SF	1,800	25,000sf	1,800 SF	25,000 SF	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'		50.		30'		50		25'		20'		
Floor Area Ratio (m)	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	17
Floor Area SQFT (m)	-			1.200	-	500(4)	-			1.200	1.200	500(4)	-	500(4)	-	500(4)	-	500(4)	-	1.000	-	500(4)	-	1
Off-Street Parking (m)				2/DU		2/00	CODE			2/00	2/DU	2/DU	CODE	2/DU		2/DU	CODE	2/DU		2/DU	-	2/0U	3000	٠.
Landscape (m)	CODE	-	-	CODE	-	3000	COOE		-	C00£	COOE	COOE	CODE	CODE	CODE	COOE	3000	CODE	CODE	CODE	2000	C00E	C006	F
PRIMARY USE																								$\pm$
Height (x)	90"			357		50'	607			35'	35	50"	60'	50"	907	50"	60'	50'	90"	35'	90"	50'	60"	т.
Front Setback	20'0x0(1)			10(1)(m)		20'(3)(m)	207(x)(1)			101(1)(m)	10"(1)(m)	10Y(1)(m)	207(x)(1)	30(1)(m)	307	10Y(1)(m)	207(x)(1)	30(1)(m)	307	50°(300m)	20(+)(1)	101(1)(m)	20'0x3(1)	т.
Side Setback (m)	10'			5		5' (21)	10'			5	5'	5'(21)	307	50	307	5'(21)	307	207	307	570 (26)	30'	5'(21)	30'	$\Box$
81dg Separation (m)				10'		30"				107	107	10"		10"		10"	-	10"		10'		107		10
Rear Setback (m)	207			207		207	207			207	207	207	201	207	207	207	201	207	207	207	207	207	201	1
Side on Street Setback	20'(x)(1)	-	-	10'(m)(1)	-	107	107			10'(m)(1)	10'(m)(1)	10"	10'	10"	307	10"	10'	107	307	10'(m)(1)	20(x)(1)	107	10'	F
EXCEPTION (from arterial) FOR PRIMARY USE																								İ
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)	207(1)	-
Side Setback (m)	257	-		-	-	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)	H
ACCESSORY USE																								⇇
Height (x)	20"	-		15'	-	15'	207		-	15'	15'	15'	20'	15'	207	15'	20'	15'	207	15'	207	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)	207(1)	20[1]	207(1)	-
Side Setback (m)	9			10'		9	5		-	107	107	5	- 5	9	5	5'	5	9	- 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)	-	307	107	-	-	20(2)	20(2)	10'	10'	10'	307	10'	10'	107	377	20(1)	20(1)	107	10'	H
EXCEPTION (from arterial)																								т
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)	1
Rear Setback (m)	15'	-			-	15'			-			15'		15"	15"	15'		15'	15"		15"	15'		1
Side on Street Setback (m)	20(1)			-		20(1)			-			2011)		20(1)	20(1)	2011)	-	207(1)	20(1)		20(1)	20(1)	-	100

LOT SIZE AND LAND USE CRITERIA.

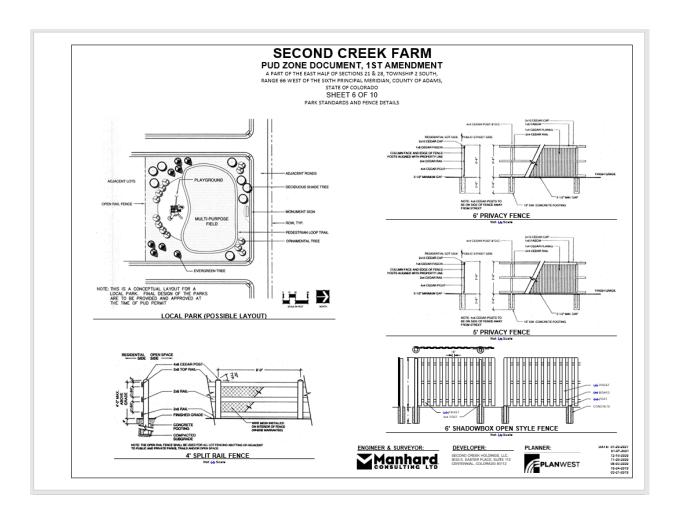
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DATE: 01-29-2021 01-07-2021 12-10-2020 11-20-2020 08-03-2020 10-24-2019 03-21-2019

LEGEND:

ENGINEER & SURVEYOR:

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# 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

COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
DECIDUOUS TREES			
Redmond Linden	Tile envisione 'Redmond'	2.5° Cal.	Specimen quality B&B, staked and guye
Standarda de Socialidad.	Globbie biscentium 'Spellorustus'	2.5" CH.	Specimen quality B&B, staked and guye
Preirie Pride Hackberry	Cobic qualiforatio Prairio Prido"	2.5" CH.	Specimen quality B&B, staked and guye
Columnar Norwey Maple	Acer pleasolides (Columbias)	2.5° Cal.	Specimen quality B&B, staked and guye
EVERGREEN TREES			
Colorado Spruce	Book parason	6-8" Ht.	Specimen quality B&B, staked and guye
Austrian Pine	Discretogra.	6-8" Ht.	Specimen quality B&B, staked and guye
ORNAMENTAL TREES			
Spring Snow Crabapple	With Spring Snow	1 1/2" Cal.	Specimen quality B&B, staked and guye
Flams Amur Maple	Acer glossia 'Flame'	1 10° CW.	Specimen quality B&B, staked and guy
EVERGREEN SHRUBS			
Buffalo Juniper	Jorgoosa addesa 'Buffallo'	5 Gal.	Container, 5 cance min. 12"-18" Ht.
DECICUOUS SHRUBS			
Golden Current	6300,00000	5 Gal.	Containor, 5 cance min. 12*-18* Ht.
Western Seebbook	Duous bassai	5 Gal.	Container, 5 cance min. 12"-18" Hs.
Blue Mist Spines	Carposoci declosocio	5 Gal.	Container, 5 cance min. 12"-16" Ht.
Cotonsastor sp.		5 Gal.	Containor, 5 canox min. 12"-18" Ht.
PERENNIALS & GROUNDER	OVERS		
Autumn Joy Sedum	Sobots 'Autumn Joy'	2-14" Pota	Fully established
Oriental Poppy	Papaver countels 'Carmine'	2.145 Pers	Fully established

2-1/4" Pots Fully ostablished 2-1/4\* Pots Fully established

Dualution policius

Pine-Leaf Boodeson



# LANDSCAPE NOTES

LOCAL PARKS AND OTHER STACE AREAS SHALL BE SHOWN DURING THE PLOT PRIMIT

FOR THE PLOT PRIMIT SHALL BE SHOWN BY THE PLOT PRIMIT

FOR THE PLOT PRIMIT SHALL BE SHOWN BY THE PLOT PRIMIT SHALL BE S

ALL PARKS WILL CONFORM TO THE COWNERCE 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 INCLIDE BUT NOT SE LIMITED TO THE SPECIES LISTED IN THE PLANTING LEGISIO, ALL ADDITIONAL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND LAVISCOMPAN SEPERICACIONS."

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

# DECIDUOUS TREE PLANTING



# SHRUB PLANTING



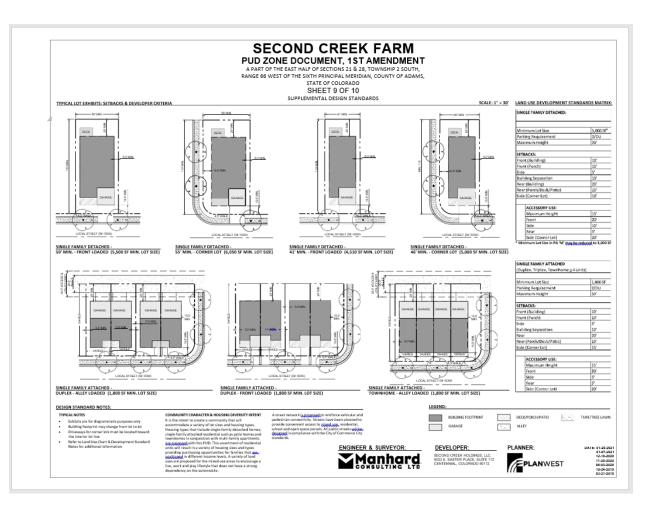
NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.



DEVELOPER:

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

PLANWEST



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 selector contented towards a public street or open space to emphasize the tailding use or activity.

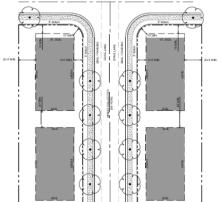
  B. Variations in material and color guides upon the order of the content of the cont

- DR AND MATERIAL GUIDELIMS:
  A notiny of blading materials shall be used such as comentitious siding and panels, glass, metal panels, gugest judge of googleg, and store, stucco, natural stores, and measory what he incorporated for all comencular building focuses.
  Changes in roof plane judgi juggegogogogog dio orwan visual increases.
  The commission of meterials, details, and doors judgiguogog creatively to design and execute the development of each building.

- ANCHITCHIBA LIEMANTS GUIDCHNIS

  A gogging mechanical equipment guidgligggggggggggmegham public towers by para petro or other methods had been dependent and the proposed architectural demonstrate.

  B. Outdoor seating and gothering pares is tomoginy encouraged to halp alterify working, pelevising consistency areas to strongly encouraged to halp alterify working, pelevising consistency areas to strongly encouraged to halp alterify working, pelevising consistency areas to strongly encouraged to halp alterify working, pelevising consistency areas to strongly encouraged to halp alterify working to be a strongly encouraged to halp alterify working to be a strongly encouraged to halp alterify working to be a strongly encouraged to halp alterify and the strongly encouraged to 
## TYPICAL LOT EXHIBITS: SETBACKS & DEVELOPER CRITERIA



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

# PRECEDENT IMAGES











PLANNER:

DEVELOPEN.

BECOND CREEN HOLDING, LLC.

BEAS E. EASTER PLACE, SUITE 112

CENTERNIAL, COLDRADO 80112

PLANWEST

