

# SETTLERS CROSSING

## PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 12  
COVER SHEET



1101 Bannock Street  
Denver, Colorado 80204  
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### PROJECT SUMMARY

Project Area - Approximately 163 acres  
Existing Comprehensive Plan Designation - Mixed-Use  
Existing Land Use - Agricultural  
Project Description - This Settlers Crossing PUD Zone Document describes the permitted land uses for this property located at the northeast corner of the intersection of Tower Road and 96th Avenue. It is envisioned that Settlers Crossing will encompass a variety of uses ranging from commercial to mixed-use to multi-family to single-family detached. This PUD Zone Document will determine those uses, their locations, and the applicable requirements pertaining to their development.

### LEGAL DESCRIPTION

A parcel of land located in the southwest quarter of Section 15, 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 southwest corner of said section 15 and considering the west line of said southwest quarter to bear north 00°18'27" east, with all bearings contained herein being relative thereto; thence north 89°38'24" east, along the south line of said southwest quarter, a distance of 59.08 feet to a point on the easterly right-of-way line of tower road as described in deed recorded in book 4180 at page 435, Adams county records, said point being the point of beginning;

thence along the easterly right-of-way line of tower road the following three (3) courses;

- 1) north 16°27'29" west, a distance of 22.34 feet;
- 2) north 05°05'24" west, a distance of 240.64 feet;
- 3) north 00°18'27" east, a distance of 2420.74 feet to a point on the north line of said southwest quarter of section 15;

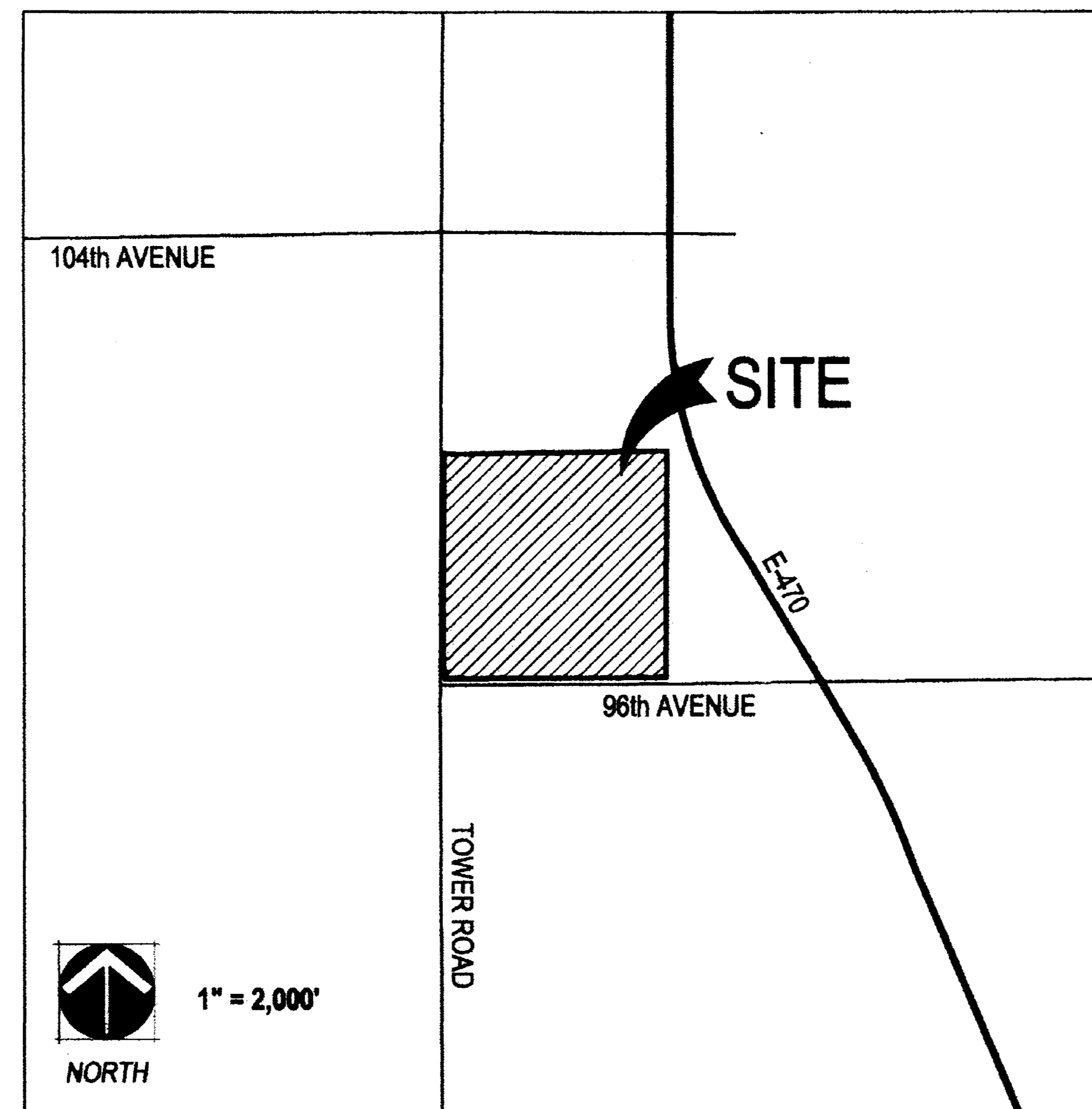
thence north 89°08'19" east, along said north line 15, a distance of 2643.23 feet to the northeast corner of said southwest quarter;  
thence south 00°16'22" west, along the east line of said southwest quarter, a distance of 2705.16 feet to the southeast corner of said southwest quarter;  
thence south 89°38'24" west, along the south line of said southwest quarter, a distance of 2615.42 feet to the point of beginning,

containing a calculated area of 163.391 acres, more or less.

### SHEET INDEX

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11	COMMUNITY DESIGN ELEMENTS
12	ROAD STANDARDS

### VICINITY MAP



### PLANNING COMMISSION CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, PLANNING COMMISSION, THIS 2nd DAY OF March AD 2010.

ATTEST:

CHAIRPERSON

### CITY COUNCIL CERTIFICATE

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL, THIS 12th DAY OF May AD 2010.

ATTEST:

CITY CLERK  
  
MAYOR Paul Sen

### OWNER'S CERTIFICATE

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

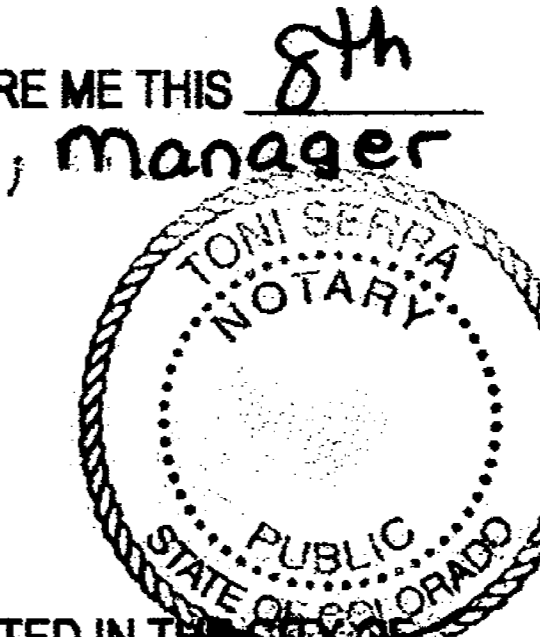
BY:   
JOEL H. FARKAS, MANAGER  
96 TOWER INVESTORS, LLC

ACKNOWLEDGEMENT:

STATE OF COLORADO )  
COUNTY OF PROBATIONE ) ss  
CITY OF Centennial )

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF June AD 2010 BY Joel H. Farkas, Manager of 96 Tower Investors, LLC  
NOTARY PUBLIC Tom Serna

MY COMMISSION EXPIRES 01-27-2013



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

BY:   
RICHARD A. FRANK, MANAGER  
96 TOWER INVESTORS, LLC

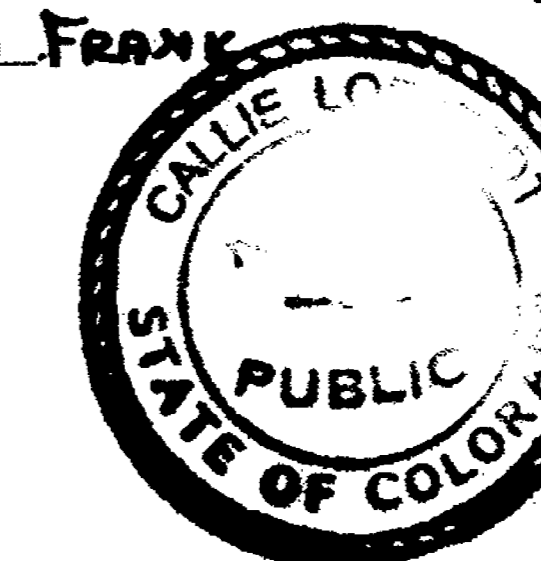
ACKNOWLEDGEMENT:

STATE OF COLORADO )  
COUNTY OF DENVER ) ss  
CITY OF DENVER )

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF JUNE AD 2010 BY Richard A. Frank

NOTARY PUBLIC Callie Lotstedt

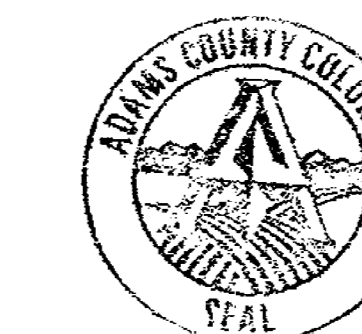
MY COMMISSION EXPIRES 10-10-2011



### ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 1:42 P.M. ON THE 25th DAY OF October AD 2010.

BY:   
DEPUTY COUNTY CLERK AND RECORDER



COUNTY CLERK

SETTLERS CROSSING  
PUD ZONE DOCUMENT

COMMERCE CITY, COLORADO

Owner:

96 TOWER INVESTORS, LLC  
c/o NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204

Engineer:

CARROLL & LANGE, INC  
165 SOUTH UNION BLVD  
SUITE 156  
LAKEWOOD, CO 80228

Issue Date

05/26/09

Revision Date

08/26/09

10/15/09

Sheet Title

COVER SHEET

Sheet Number

1 of 12

# SETTLERS CROSSING

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

SHEET 2 OF 12

EXISTING CONDITIONS

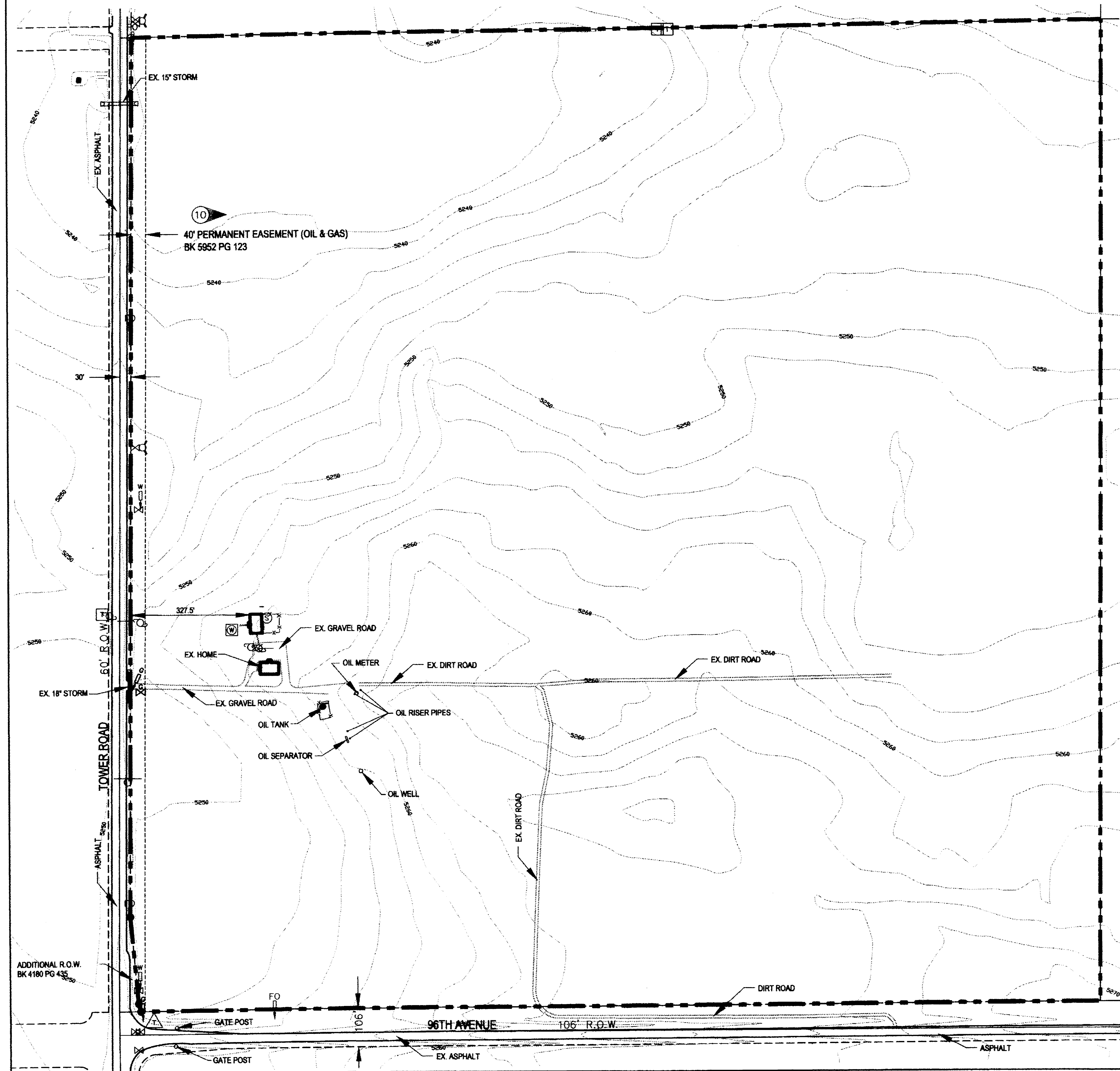


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# SETTLERS CROSSING

## PUD ZONE DOCUMENT

COMMERCE CITY, COLORADO



SYMBOL LEGEND	
	WATER WELL
	FIBER OPTIC MARKER
	GUY ANCHOR
	POWER POLE
	WATER MARKER
	WATER VALVE
	FIRE HYDRANT
	GAS MARKER
	SANITARY SEPTIC TANK
	TITLE COMMITMENT IDENTIFIER
	CONCRETE
	SIGN
	TRAFFIC SIGNAL BOX
	TELEPHONE PEDESTAL

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2 of 12

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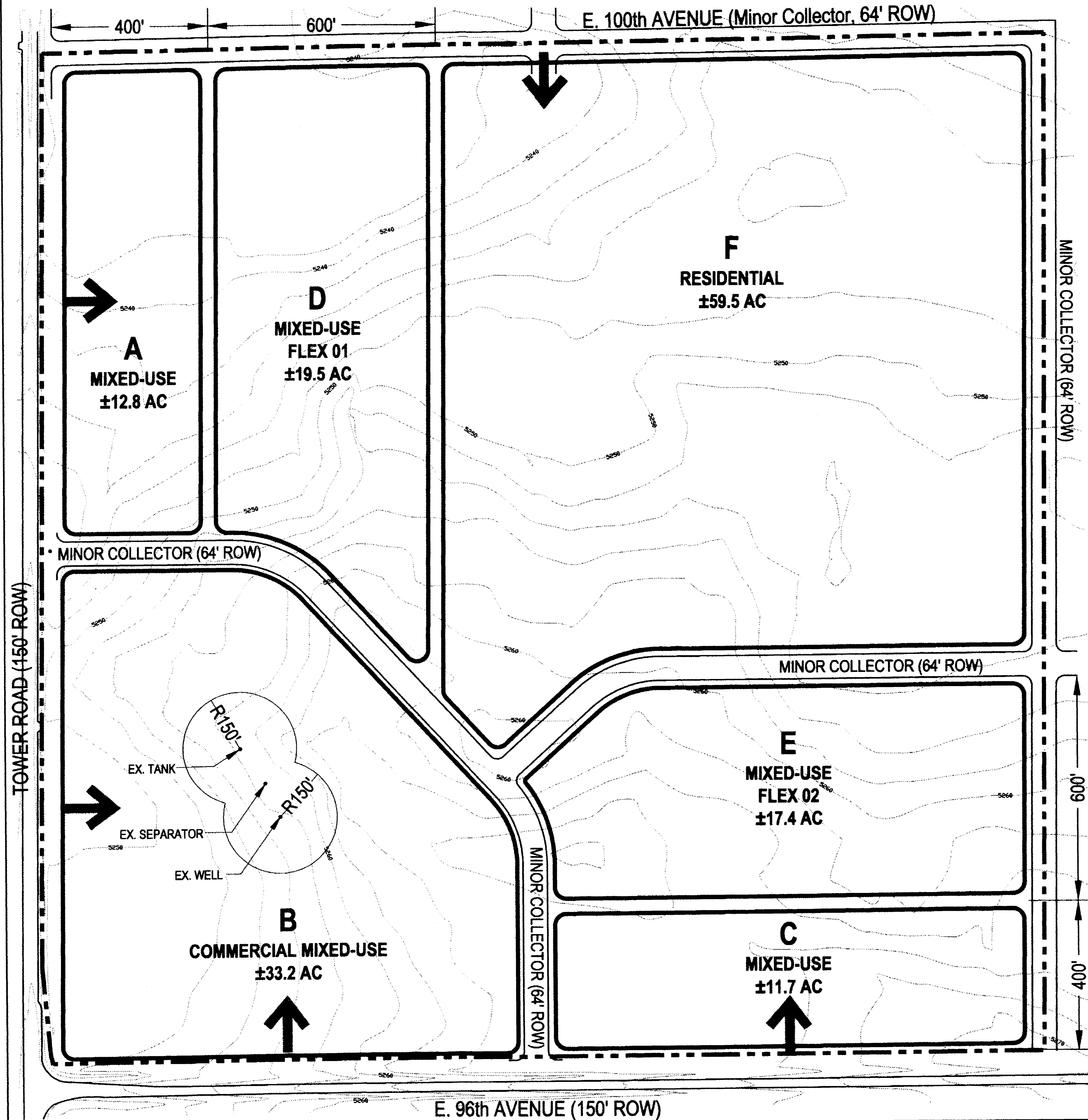
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SHEET 3 OF 12  
PUD ZONING MAP



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PUD ZONING LAND USE CHART

PARCEL	USE	ACRES	DESCRIPTION OF USES
A	MIXED-USE	±12.8	Mixed-Use includes Commercial, Office, MF Residential, SFA Residential @ 8-24 DU/AC.
B	COMMERCIAL MIXED USE	±33.2	Commercial Mixed-Use includes Commercial & Office w/ opportunity for accessory 2nd and/or higher story residential.
C	MIXED-USE	±11.7	Mixed-Use includes Commercial, Office, MF Residential, SFA Residential @ 8-24 DU/AC.
D	MIXED-USE FLEX 01	±19.5	Mixed-Use Flex includes Commercial, Office, MF Residential, SFA, & SFD Residential @ 4-24 DU/AC.
E	MIXED-USE FLEX 02	±17.4	Mixed-Use Flex includes Commercial, Office, MF Residential, SFA, & SFD Residential @ 6-24 DU/AC.
F	RESIDENTIAL	±59.5	SFD & SFA @ 4-8 DU/AC.
ROW	INTERNAL RIGHT-OF-WAY	±9.3	ROW
<b>TOTAL</b>		<b>±163.4</b>	

**GENERAL NOTES**

- The boundary of Parcels may be modified through the platting process, due to the alignment of any of the streets, parks, open space areas, adjacent parcels, etc. Changes up to twenty percent (20%) are permitted and only require approval of the Community Planning and Development Director.
- When development occurs in Parcel B, regardless of size or location, an illustrative concept plan encompassing the entire Parcel shall be submitted and administratively reviewed by the City. This concept plan will generally illustrate internal connectivity, uses, circulation and buffering.
- Drainage facilities for this project will be served by one or more retention ponds including one that may be located near the northwest corner of the property. Permanent drainage infrastructure will be provided in the future with the construction of the T-88 Drainage Outfall Channel. It is understood that areas within the limits of a retention pond will not develop until this channel is constructed. At that time, a detention facility will be designed and constructed for the project. Final drainage facility location(s) will be determined by Final Drainage Report(s).
- Access points and road classifications shown are conceptual and subject to change during the PUD Permit approval process. Final access points and road classifications will be determined by Traffic Analysis(s).
- No rivers, creeks, streams, lakes, flood plains, significant wildlife habitat, parks, open space preserves, trail corridors, significant environmental features, or areas of slope 20% or greater exist within the project boundaries.

**SETTLERS CROSSING**  
PUD ZONE DOCUMENT

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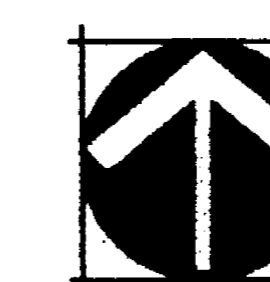
10/15/09

**Sheet Title**

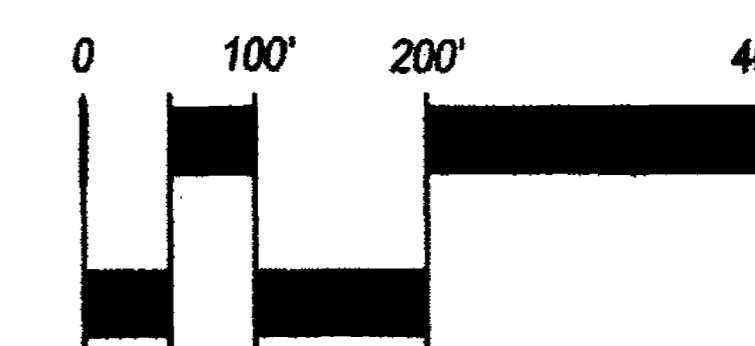
PUD ZONING  
MAP

**Sheet Number**

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NORTH



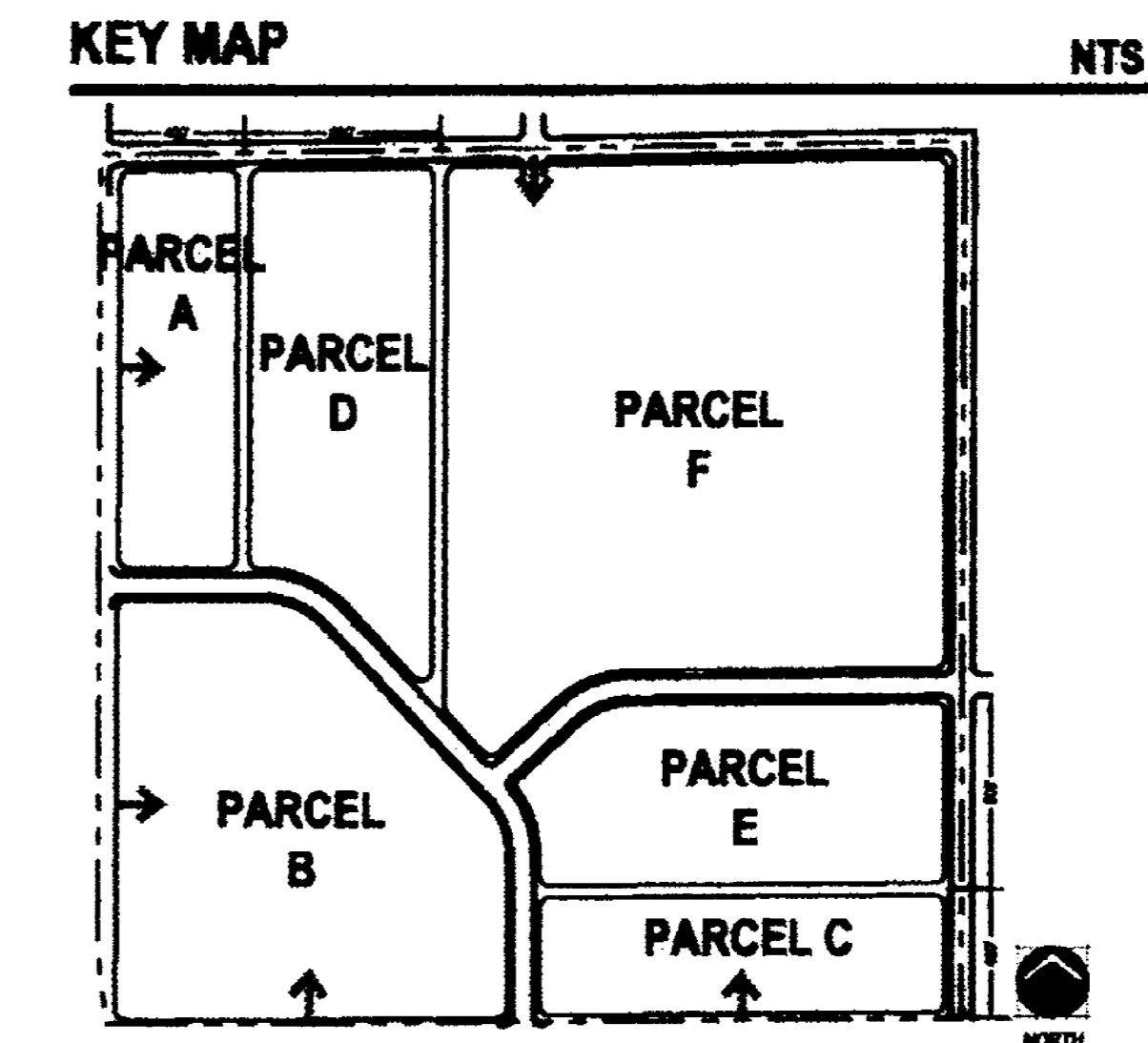
SCALE: 1" = 200'

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SHEET 4 OF 12  
LAND USE STANDARDS



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SETTLERS CROSSING  
PUD ZONE DOCUMENT

COMMERCE CITY, COLORADO

### LAND USE STANDARDS

Parcel	A			B			C			D			E			F	
Area (Acres)	12.8			33.2			11.7			19.5			17.4			59.5	
Allowable Land Uses	SFA	Multi-Family	Non-Residential	Non-Residential	SFA	Multi-Family	Non-Residential	SFD	SFA	Multi-Family	Non-Residential	SFD	SFA	Multi-Family	Non-Residential	SFD	SFA
Permitted Density	8 - 24		N/A	N/A(1)	8 - 24		N/A	4 - 24		N/A		6 - 24		N/A		4 - 8	
Maximum Units	307		N/A	N/A(1)	281		N/A	468		N/A		418		N/A		476	
Minimum Lot Size (Square Feet)	3,000(6)	N/A	20,000	20,000	3,000(6)	N/A	20,000	4,000(5)	3,000(6)	N/A	20,000	4,000(5)	3,000(6)	N/A	20,000	5,000	3,000(6)
Minimum Lot Width	30(7)	N/A	75'	75'	30(7)	N/A	75'	40'	30(7)	N/A	75'	40'	30(7)	N/A	75'	40'	30(7)
Maximum Lot Coverage(13)	65%	N/A	75%	75%	65%	N/A	75%	60%	65%	N/A	75%	60%	65%	N/A	75%	60%	65%
<b>Primary Uses</b>																	
Maximum Height(12)	35/45(11)	100'	100'	100'	35/45(11)	100'	100'	35/45(11)	35/45(11)	75'	75'	35/45(11)	35/45(11)	75'	75'	35/45(11)	35/45(11)
Minimum Setback for all Structures from Arterials(2)(8)(18)	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Minimum Setback for all Structures from Collector(2)(18)	20'	20'	10'	10'	20'	20'	10'	20'	20'	20'	10'	20'	20'	20'	10'	20'	20'
Minimum Front Yard Setback for Principal Structure(2)(15)(19)	10'	10'	0/10'(3)	0/10'(3)	10'	10'	0/10'(3)	10'	10'	10'	0/10'(3)	10'	10'	10'	0/10'(3)	10'	10'
Minimum Front Yard Setback - Garage (Non-Garage Door Side)(2)(15)(18)(20)	10'	10'	0/10'(3)	0/10'(3)	10'	10'	0/10'(3)	10'	10'	10'	0/10'(3)	10'	10'	10'	0/10'(3)	10'	10'
Minimum Front Yard Setback - Garage (Garage Door Side)(2)(18)(20)	20'	20'	N/A	N/A	20'	20'	N/A	20'	20'	20'	N/A	20'	20'	20'	N/A	20'	20'
Minimum Side Yard Setback	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)	5/0'(4)
Minimum Rear Yard Setback (Non-Alley Load)	15'	20'	25'	25'	15'	20'	25'	15'	15'	20'	25'	15'	15'	20'	25'	15'	15'
Minimum Rear Yard Setback (Alley Load - Alley in ROW)(17)(19)	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'	7'
Minimum Rear Yard Setback (Alley Load - Alley in Easement)(17)(19)	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'	13'
Minimum Dwelling Size (Square Feet)(22)	1080 sf/unit	500 sf/unit	N/A	N/A	1080 sf/unit	500 sf/unit	N/A	1080 sf/1400 sf (22)	1080 sf/unit	500 sf/unit	N/A	1080 sf/1400 sf (22)	1080 sf/unit	500 sf/unit	N/A	1080 sf/1400 sf (22)	1080 sf/unit
Minimum Building Separation (MF only)	N/A	15'	N/A	N/A	N/A	15'	N/A	N/A	N/A	15'	N/A	N/A	N/A	15'	N/A	N/A	N/A
<b>Accessory Use(21)</b>																	
Height	15'	20'	20'	20'	15'	20'	20'	15'	15'	20'	20'	15'	15'	20'	20'	15'	15'
Front Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Side Setback(10)(14)	5'	5'	5'	5'	5'	5'	5'	5'(14)	5'	5'	5'	5'(14)	5'	5'	5'	5'(14)	5'
Rear	5'(9)	5'(9)	5'	5'	5'(9)	5'(9)	5'	5'(9)	5'(9)	5'(9)	5'	5'(9)	5'(9)	5'(9)	5'	5'(9)	5'(9)

- Residential Density shall not be restricted in Parcel B, residential uses are restricted to second story and/or higher.
- Also applies to side corner lots.
- 0' permitted for pedestrian oriented development, 10' for all other development.
- 5' for exterior wall, 0' for common wall.
- A minimum 3,000 S.F. is allowed if approved through the minor modification process.
- A minimum 2,400 S.F. is allowed if approved through the minor modification process.
- A minimum 25' is allowed if approved through the minor modification process.
- No direct access to arterial streets for individual residences is permitted.
- A minimum 3' is allowed as a minor modification.
- Accessory use on side corner lot must have a minimum 10' side setback.
- Maximum two-story height is 35'; 45' for three story.
- Building height excludes parapets and other architectural treatments that screen rooftop mechanical equipment from view. These items are subject to height limitations as deemed appropriate during the development review process.
- Lot coverage is defined as the area covered by the buildings and accessory buildings.
- 0' lot line configurations are allowed as use by permit. When 0' lot line configurations are permitted, detached garages may also utilize a 0' side setbacks. Additionally, maintenance easements must be provided on adjacent property and drainage must be accounted for during the PUD Permit Process.
- Setback measured from right-of-way/property line to the building plane of the livable space, commercial space or other non-garage door side of a building. Non-livable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within the public right-of way or transportation and utility easements.
- The minimum setback is defined from the right-of-way/property line to the street-facing building plane of a side loaded garage.
- A minimum 26' garage face to garage face separation (with a minimum distance of 13' between the garage face and the alley centerline) at the alley shall be utilized for alley loaded garages.
- For residential lots with multiple street frontage, all sides of the home facing the street must follow the setbacks for "Min. Front Yard Setback for Principal Structure" and "Minimum Front Yard Setback - Garage (Non-Garage Door Side)" and "Minimum Front Yard Setback - Garage (Garage Door Side)" and "Minimum Setback for all Structures from Collector" and "Minimum Setback for all Structures from Arterials."
- Garage must be located either 7 feet or less, or 20 feet or more from the alley to discourage angled parking.
- Applies only to attached garages. Detached garages must meet Accessory Use standards as outlined within the Settlers Crossing Land Use Standards Table.
- Accessory Use standards described within this Settlers Crossing PUD Zone Land Use Standards shall apply only to detached garages (maximum 864 square feet) and storage buildings (maximum 200 square feet). All other accessory uses must meet those requirements as outlined within the Commerce City Land Development Code (effective date March 1, 2009).
- Minimum dwelling unit size for one-story single-family detached residential dwelling is 1,080 sf. Minimum dwelling unit size for two-story and higher single-family detached dwelling is 1,400 sf.

### GENERAL NOTES

- All setbacks are measured to right-of-way/property line and are exclusive of transportation and utility easements.
- Parking for all land uses shall meet those requirements within the Commerce City Land Development Code (effective date March 1, 2009).
- A tandem garage configuration is calculated the same way as a garage with standard configuration for residential parking.
- Roof overhangs are permitted with a maximum encroachment of 2' into the building setback. In no instance may an encroachment cross the property line.
- Bay windows, cantilevers, chimneys, exterior posts/columns, solar panels, mechanical equipment, light fixtures and other similar architectural features are allowed to extend outward from the principal structure up to 24" in front or rear yards. In no instance may an encroachment cross the property line.
- Bay windows, cantilevers, chimneys, exterior posts/columns, solar panels, mechanical equipment, light fixtures and other similar architectural features are allowed to extend outward from the principal structure up to 24" in side yards. In no instance may an encroachment cross the property line.
- All oil and gas operations conducted in the Oil and Gas Operations Areas (OGOAs) will be in compliance with applicable laws and regulations, including Colorado Oil and Gas Conservation Commission regulations, pertaining to fencing, painting of tanks and maintenance of surface areas and equipment, as modified by any applicable surface use agreements.
- The portion of each OGOA that is outside of the interior fenced portion of the OGOA will be maintained by the applicable responsible party (homeowners associations, metropolitan district, etc.).

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### Sheet Title

LAND USE  
STANDARDS

### Sheet Number

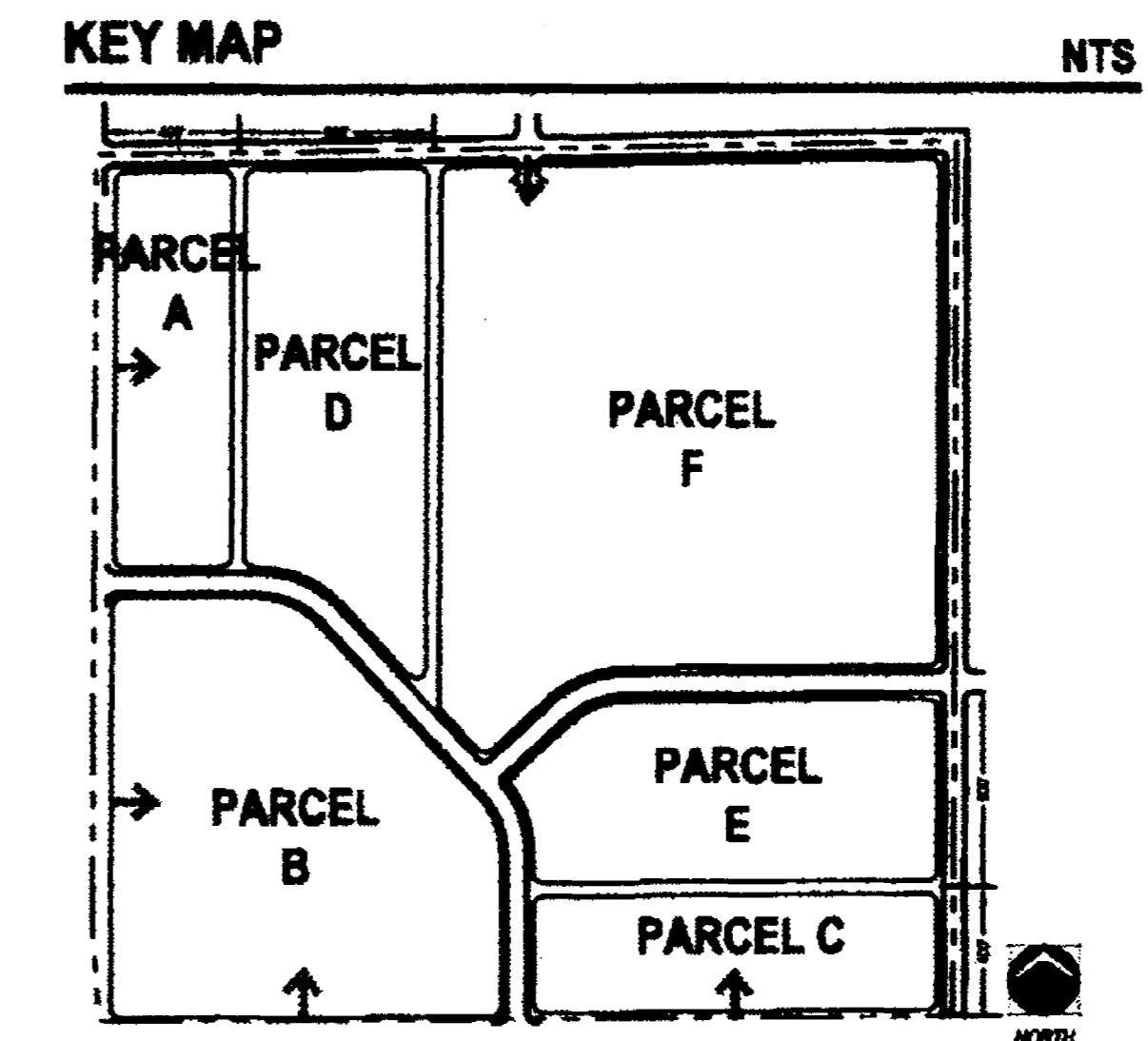
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ALLOWED USES



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COMMERCE CITY, COLORADO

**TABLE OF ALLOWED USES**

USES	PARCEL						
	A	B	C	D	E	F	
Horticulture & Nurseries	Greenhouse/nursery/tree production (with no outdoor storage)	P	P	P	C	C	
	Greenhouse/nursery/tree production (with outdoor storage)	C	C	C	C	C	
Animal Services	Doggie day care centers (Indoor only)	R	R	R	P	P	
	Veterinary offices or clinics (small animal)	R	R	R	R	R	
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)	R	R	R	R	R	
	All other similar uses (plumbing, electrical, lumber & building equipment with outdoor storage)	P	P	P	P	P	
	Landscape equipment, hardscape materials (without outdoor storage)	R	R	R	R	R	
	Landscape equipment, hardscape materials (with outdoor storage)	P	P	P	P	P	
Eating & Drinking Establishments (2)	Bar, tavern, night club	R	R	R	C	C	
	Catering services	R	R	R	R	R	
	Restaurant with drive-thru/up	R	R	R	P	P	
	Restaurant without drive-thru/up	R	R	R	R	R	
Financial Institutions	Bank or financial institution (with or without drive-thru/up)	R	R	R	R	R	
Food & Beverage Sales(2)	Convenience store/grocery store (<5,000 sf) (1)	R	R	R	R	R	
	Convenience store/grocery store with fuel sales (1)	R	R	R	R	R	
	Grocery store (>5,000 sf) (1)	R	R	R	R	R	
	Liquor store	R	R	R	R	R	
	All other similar uses (e.g. deli, retail bakery, specialty food market, coffee shop, etc.)	R	R	R	R	R	
Funeral Services	Funeral Home	R	R	R	P	P	
Office	Business or professional (including medical/dental office/clinics)	R	R	R	R	R	
	Courier services	R	R	R	R	R	
	Massage therapy office/clinics	R	R	R	R	R	
Personal Services	Instructional services, studios	R	R	R	R	R	
	All other similar uses	R	R	R	R	R	
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	P	P	P	P	P	
	Bowling, billiards, movie theaters & similar uses	R	R	R	R	R	
	Health clubs	R	R	R	R	R	
	Outdoor recreation	R	R	R	R	R	P
Repair Services (Not including vehicles)	Furniture or major household appliance repair	R	R	R	P	P	
	All other similar uses	R	R	R	P	P	
Retail Establishments	Farmers Market (Seasonal, Temporary Use)	R	R	R	R	R	
	Retail business store < 25,000 sf	R	R	R	R	R	
	Retail business store > 25,000 sf	R	R	R	R	R	
Telecommunications Facilities	Antennas for commercial use accessory to principal use	P	P	P	P	P	
	Antenna and support structure for amateur radio communications (Single-Family Residential Only)	P	P	P	P	P	
	Radio or television broadcasting facilities/offices	P	P	P	P	P	
	Telecommunications (attached or freestanding)	P	P	P	P	P	
Vehicle/Equipment Sales and Services	Automobile washing facility (excludes self-serve, bay-style car wash)	P	P	P			
Visitor Accommodations	Bed and breakfast establishments	R	R	R	R	R	P
	Hotel or motel lodging establishments	R	R	R	R	R	
Manufacturing, Chemical	Pharmaceutical and medical product manufacturing	P	P	P	P	P	
Motion Picture & Video Industry	Motion picture & video industry	R	R	R	R	R	
Printing & Publishing	Printing and related support activities	R	R	R	R	R	
	Publishing industry	R	R	R	R	R	
R & D Services	Scientific research & development services	R	R	R	R	R	
Ambulance Service	Garage and office for ambulance service	R	R	R			
Clubs & Lodges	Private lodge or club	R	R	R	R	R	
Community Services	Events center < 15,000 sf	R	R	R	R	R	
	Events center > 15,000 sf	R	R	R	R	R	
Day Care Facilities, Adult or Child	Child care center	R	R	R	R	R	P
	Adult day care center	R	R	R	R	R	P
	Day care home (Residential Only)	R		R	R	R	R
Hospitals	Hospital/Urgent Care Facility/Emergency Care Facility with or without Helipad	R	R	R	R	R	
	Outpatient surgical centers	R	R	R	R	R	

USES	PARCEL						
	A	B	C	D	E	F	
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	R	R	R	R	
	Police or fire station	R	R	R	R	R	
Religious Institutions	Church or religious institution	R	R	R	R	R	
	Elementary and secondary education schools	R	R	R	R	R	
Educational Institutions	Private business, trade, and vocation schools	R	R	R	R	R	
	Post secondary colleges and universities	R	R	R	R	R	
	Schools of special instruction	R	R	R	R	R	
	Other public facility	R	R	R	R	R	
Utilities	Electric substation or gas regulator	C	C	C	C	C	
	Public utility installation	C	C	C	C	C	
	Public utility office	R	R	R	R	R	
	Wind energy conversion systems (windmills)	P	P	P	P	P	P
Zoos, Arboretum, Etc.	Zoos, arboretum, botanical gardens	C	C	C	C	C	
Household Living	Multifamily dwelling	R	R	R	R	R	
	Single-family detached dwelling				R	R	R
	Single-family attached dwelling	R		R	R	R	R
	Home occupation	R	R	R	R	R	R
Senior Housing	Assisted living facility	R		R	R	R	
	Nursing homes	R		R	R	R	
Temporary Uses	Sales Center	R	R	R	R	R	R
	Construction Offices/Buildings	R	R	R	R	R	R

- Grocery/convenience store uses operating on a twenty-four (24) business schedule are allowed in those parcels where such Food and Beverage Sales uses are allowed.
- Commerce City liquor laws and licensing requirements/limitations will apply as applicable.

**LEGEND**

R	Allowed by Right
P	Use by Permit
C	Conditional Use
Blank	Excluded Use

**GENERAL NOTES**

- The existing residence and related agricultural uses (Farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in that parcel requiring removal, at which time the agricultural and existing residential use will be discontinued and removed.
- Unless specifically listed within this Settlers Crossing PUD Zone Document Table of Allowed of Uses, a use shall be considered Excluded unless otherwise approved by City Council.
- Temporary and seasonal outdoor uses, such as farmers markets, outdoor nursery displays, and sidewalk sales, are allowed and all must meet the criteria as outlined within the Commerce City Land Development Code (effective date March 1, 2009). In instances where the City amends the Land Development Code beyond the March 1, 2009 version, only those areas/items amended that do not substantially change the intended purpose of this PUD Zone Document will take effect. These shall be determined on a case-by-case basis between the City and the Developer/Future Assigns, as needed.

**Owner:**

96 TOWER INVESTORS, LLC  
c/o NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204

**Engineer:**

CARROLL & LANGE, INC  
165 SOUTH UNION BLVD  
SUITE 156  
LAKEWOOD, CO 80228

**Issue Date**

05/26/09

**Revision Date**

08/26/09

10/15/09

**Sheet Title**

ALLOWED USES

**Sheet Number**

5 of 12

# SETTLERS CROSSING

## PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 6 OF 12

### PROJECT INTENT AND DESIGN STANDARDS



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SETTLERS CROSSING  
PUD ZONE DOCUMENT  
COMMERCE CITY, COLORADO

#### Owner:

96 TOWER INVESTORS, LLC  
c/o NORRIS DESIGN  
1101 BANNOCK STREET  
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PROJECT  
INTENT

#### Sheet Number

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#### PROJECT INTENT

##### Community Character

Based on a strong theme that includes land use type / orientation, neighborhood connectivity, convenient pedestrian access, unified architecture, consistent streetscape elements and a centralized community focal point, Settlers Crossing is positioned to emerge as a successful neighborhood in Commerce City.

##### Land Use Type / Orientation

- A mix of uses will provide a logical transition of commercial and residential uses by allowing the higher intensity uses to be located adjacent to the Tower Road / 96th Avenue intersection and allowing neighborhood retail, multi-family and single family attached to transition to the existing and proposed single-family detached residential areas.
- In efforts to enhance the opportunity to provide significant retail and/or employment-oriented uses, the more intensive land uses (mixed use) have been maintained along both the Tower Road and 96th Avenue corridors.
- Opportunity exists for a wide range of homes to be constructed in neighborhoods that are proximate to neighborhood and regionally attractive commercial areas (both on this property and nearby) to enhance the local customer base, as well as increase pedestrian 'walk-to' opportunities.
- Provide for logical boundaries for each land use including open space, landscaped areas, natural drainage ways, major collector roads, minor and major arterials, minor collector streets, and local streets, as appropriate.

##### Neighborhood Connectivity:

- Connectivity is achieved primarily through the proposed modified grid street framework.
- Settlers Crossing is embracing the greater 96th Avenue and Tower Road vicinity land use pattern by placing an emphasis on continued connections across both 96th Avenue and Tower Road to adjacent, planned mixed use neighborhoods.
- The proposed street framework organizes the internal Settlers Crossing neighborhood fabric and reaches beyond the site to connect to adjacent parts of the City.
- Internally, the modified grid system of streets will organize smaller neighborhoods and blocks.
- The entire neighborhood is linked together by street, pedestrian and bike connections.

##### Convenient Pedestrian Access:

- Closely following the internal street system, pedestrian access is primarily provided through a network of detached sidewalks and trails.
- Each internal neighborhood or block is conveniently connected to each other, to the mixed use areas along Tower Road and 96th Street and to the centrally located community focal point.
- Off-street trails will be incorporated where appropriate.
- Commercial and mixed-use areas shall generally connect to each other and neighboring street(s).

##### Unified Architecture:

- A key goal for Settlers Crossing is to create a desirable community character that provides for integration into the surrounding, planned neighborhoods yet, is distinct in identity as well.
- As the homes and businesses located in Settlers Crossing are constructed, a unified architectural theme will be identified and implemented at the time of PUD Permit.
- Addressed in a unified theme will be elements such as materials, colors, styles, and other features, while still permitting builders adequate flexibility in site planning, building massing, detail design and other functional and aesthetic aspects.

##### Consistent Streetscape Elements:

- Continuing the strong theme established through the modified grid street framework and associated pedestrian circulation system, a street tree program and tree lawn planting palette will be established as the continuous community edge.
- Crafting a street tree plan that provides shade on sidewalks, creates visual interest and defines outdoor spaces will further strengthen the Settlers Crossing neighborhood identity.
- Community Art Program: Where appropriate, publicly displayed art or other thematic elements shall be integrated in keeping with the public art requirement of this development. Community Art may be integrated along the streetscape or at primary neighborhood focal points. Art for this program will be implemented using 1% of the community infrastructure improvement costs for Settlers Crossing.
- Streetscape improvements planned by the City along Tower Road and 96th Avenue will be incorporated for Settlers Crossing.

##### Centralized Community Focal Point:

- A small urban park / community pocket park is planned in the transition area between the proposed mixed use area and the residential area (generally located immediately northeast of Parcel B mixed use parcel and the associated internal collector street).
- This amenity is intended to be designed with improvements appropriate for the types of uses located nearby, as the market evolves, including Community Art Program compositions.
- Located at the primary "cross roads" within the Settlers Crossing neighborhood, this focal point will serve as an organizing element for the pedestrian and driving experience.

A combination of these unique community design elements provides a framework for Settlers Crossing to become a key community destination that anchors this part of Commerce City. This PUD Zone Document incorporates design standards for the mixed use (non-residential) and residential areas that establishes a community theme and encourages integration of the center into the adjacent neighborhood.

#### PHASING

Phasing will occur in a logical and cost effective manner based on infrastructure extension and market conditions. The project is expected to be built in several phases over many years.

#### DESIGN STANDARDS AND WAIVERS

This Settlers Crossing PUD Zone Document is intended to outline the permitted zoning and land uses for this particular property as described in the legal description on the Cover Sheet (Sheet 01). In the instances where there is a conflict between this PUD Zone Document and the Commerce City Land Development Code (effective date March 1, 2009) this PUD document shall prevail. All items not specifically addressed within this Settlers Crossing PUD Zone Document shall meet the requirements of the Commerce City Land Development Code (effective date March 1, 2009). In instances where the City amends the Land Development Code beyond the March 1, 2009 version, only those areas/items amended that do not substantially change the intended purpose of this PUD Zone Document will take effect. These shall be determined on a case-by-case basis between the City and the Developer/Future Assigns, as needed.

The following standards (along with the Land Use Standards on Sheet 04 and the Table of Allowed Uses on Sheet 05) are deviations from the Commerce City Land Development Code (effective date March 1, 2009).

#### ARTICLE VII - DEVELOPMENT AND DESIGN STANDARDS

##### DIVISION 2: TRAFFIC MANAGEMENT

###### A. Vehicular Access

###### Section 21-7202. Access Options

- Lowest Classified Street. It is required to take access from the lowest functionally classified street possible. Access to a higher functionally classified street may be permitted based on the findings of a traffic impact analysis and subject to City approval.
- The City may permit access from an arterial or collector street adjacent to the development parcel based on the findings of a traffic impact analysis. Direct access to an arterial or collector street shall be limited to right turns only, unless the access is shared and/or the applicant submits a traffic impact analysis demonstrating that full access will operate effectively.

###### Section 21-7203. New Lots Fronting Arterial and Collector Streets

- Residential Lots. The development shall provide alley access to individual lots fronting onto arterial streets and loop lane or alley access to individual lots fronting onto collector streets unless, due to physical or topographical constraints, the City engineer determines that an alley is impractical. If an alley is impractical, the City may permit double frontage lots or allow the subdivision to be separated from the arterial streets by a service or frontage road. The frontage road shall be separated from the arterial street by at least 30 feet and planted with landscaping material suitable for a sound barrier. In no event shall an alley servicing residential lots be permitted to access an arterial street.
- Non-Residential Lots. To minimize traffic flow interruptions, all non-residential lots are encouraged to provide access alternatives to the individual lots that abut an arterial or collector street. It is required to take access from the lowest functionally classified street possible. Access to a higher functionally classified street may be permitted based on the findings of a traffic impact analysis and subject to City approval. An alley may be developed wherever practical. Double frontage lots of adequate depth to accommodate the permitted nonresidential uses may be permitted. The creation of double frontage lots does not relieve the property owner from their responsibilities to maintain the sidewalk and tree lawn on the non-access side.

###### Section 21-7205. Driveways

- Width. The width of driveway openings (or curb cuts) shall be:
  - Single-Family Residential. For buildings with two or less garage spaces, no curb cut shall be less than 12 feet wide or more than 20 feet wide, except for tandem garage situations where a minimum width of 10 feet may be utilized. For buildings with more than two garage spaces, no curb cut shall be less than 12 feet wide or more than 24 feet wide. Although wider driveways may be necessary to accommodate approved paved recreational vehicle pads, curb cuts shall not be wider than the standards provided herein.
  - Multi-Family Developments. For buildings with two or less garage spaces, no curb cut shall be less than 12 feet wide or more than 20 feet wide, except for tandem garage situations where a minimum width of 10 feet may be utilized. For buildings with more than two garage spaces, no curb cut shall be less than 12 feet wide or more than 24 feet wide. For general access areas no curb cut shall be less than 24 feet wide and no curb cut shall be more than 36 feet wide unless the City engineer determines that a wider curb cut is required based on the number of trips generated or the need for turning lanes. The exact width of the curb cut shall be determined by the traffic impact analysis.
  - Other Uses. Access widths for all other uses shall be based on traffic impact analysis findings.
  - Transition. The driveway may transition to the width of the garage starting ten feet behind the sidewalk or front property line.

#### DESIGN STANDARDS AND WAIVERS (cont.)

##### (2) Total Coverage

Table VII-1 Front Yard Side-on-Street Maximum Paving

Use	Maximum Percent of Front Yard (Paving)
Single-Family Detached	50%
Single-Family Attached	50%
Multi-Family	75%
Commercial	N/A
Industrial	N/A
Public/Institutional	N/A

- Driveways shall be designed and located to provide a vehicle in the driveway with an unobstructed view of the roadway.
- Driveway may be located on the property line except where drainage, utilities, basements, garages, or other site conditions prevent it.

##### C. Parking and Loading Requirements

###### Section 21-7232. General Provisions

- Tandem Parking Spaces. Tandem parking spaces are permitted for single-family and multi-family residences and shall count fully towards meeting parking requirements except for guest parking requirements for multi-family units.

###### Section 21-7234. Bicycle Parking Requirements

Table VII. Bicycle Requirements

Note: "Parking Lots" shall be defined as commercial and public parking lots. Long term (airport-related) "pay for parking lots" will be prohibited from this development.

###### Section 21-7242. Parking Area Design Standards

- Layout. All off-street parking spaces, other than those designed solely for a single dwelling unit and not sharing a common parking area, shall comply with the following requirements:
  - Parking lots setback.
    - Commercial Parking. Where appropriate, parking is encouraged to be located in areas of lower visibility or shall be buffered from views (See Section 21-7542. Parking Lot Screening). It is encouraged to place concentrated areas of parking in commercial centers beside or behind the buildings. In a single-building commercial center adjacent to a collector or local street parking shall be permitted between the building and the street. In a multiple-building commercial center adjacent to a collector or local street parking shall be permitted between the building nearest the street and the street. In a single-building commercial center adjacent to an arterial, parking shall be permitted between the building and the street. In multiple-building commercial centers adjacent to an arterial, off-street parking is allowed in the front, side, and rear.

##### DIVISION 3: PEDESTRIAN ACCESS AND CIRCULATION

###### Section 21-7310. General Design Standards

###### (6) Connectivity

- Pedestrian connectivity within commercial/mixed-use sites, between commercial/mixed-use sites, and from residential areas to commercial/mixed-use sites should be a high priority with consideration given to adjacent off-site generators of pedestrian traffic.
- Walkways should emphasize pedestrian traffic from parking areas to building entrances to facilitate convenient movement.

###### Section 21-7320. Walkway Standards

- Detached Sidewalks
  - Arterial Streets. Detached sidewalks along arterial streets shall be a minimum of 6 or 12 feet in width, depending upon the side of the street upon which they are located. Tree lawns shall be a minimum of 5.5 feet in width.
- Attached Sidewalks. Attached sidewalks are disfavored and shall only be permitted under the following conditions.
  - Residential areas. Attached sidewalks shall be permitted when severe limitations, such as inadequate setbacks leading to safety hazards or topographic constraints such as steep slopes, make detached sidewalks infeasible.
- Walkway Surface. Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surfaces that make a smooth surface texture and shall conform to ADA requirements. Trail surfaces may vary to include other surfaces and standards, as appropriate.

##### DIVISION 4: PRIVATE PARKS, OPEN SPACE, AND TRAIL DESIGN STANDARDS

###### A. Private Parks and Open Space

###### Section 21-7400. Design Criteria

- Compact and Contiguous. To provide flexibility in programming and to promote pedestrian connectivity, private parks and open space land shall be compact and contiguous unless the land is a continuation of a planned or existing greenbelt, trail, or other linear open space, or unless specific topographic features or neighborhood design characteristics require a different configuration. In addition, it shall be designed to be a centralized location within the development, where feasible.
- Accessible. Private parks and open space shall be reasonably accessible to all of the residents of the development. The City or owner may restrict access if access would degrade, destroy, or adversely interfere with sensitive environmental or natural areas, cultural resources, or active agricultural operations.

# SETTLERS CROSSING

## PUD ZONE DOCUMENT

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

SHEET 7 OF 12

### DEVELOPMENT AND DESIGN STANDARDS



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SETTLERS CROSSING  
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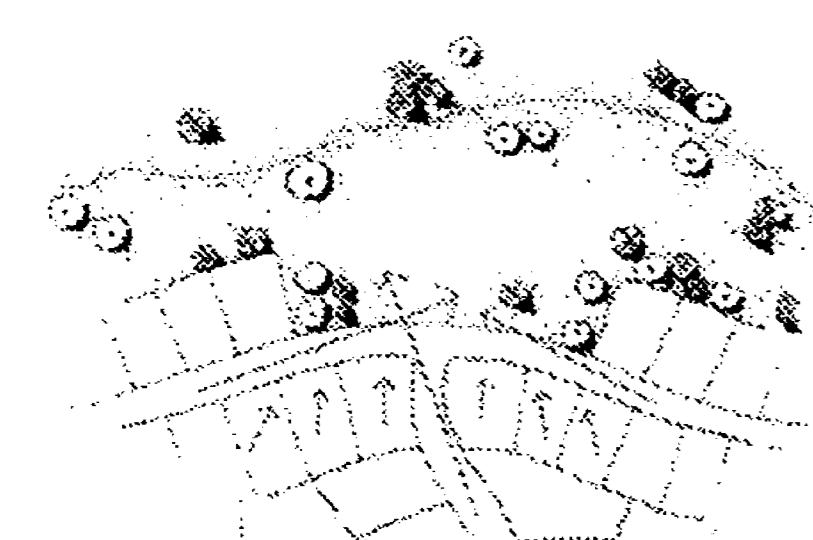
Revision Date  
08/26/09  
10/15/09

Sheet Title  
DESIGN  
STANDARDS

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#### DESIGN STANDARDS AND WAIVERS (cont.)

- (4) Fence on Perimeter. Only open style fences with a maximum height of 42 inches and uniform throughout the development shall be allowed on the perimeter of private parks and open space. If screening of an adjacent use is necessary, a solid fence or tall open-style fence may be considered.
- (5) Drainages should be incorporated visually into Settlers Crossing and shall not be treated as the back sides of a development area.



Views, both into and out from the open space corridor and drainage area, are enhanced by providing a variety of viewing opportunities: from the street, from houses fronting the corridor and from houses backing to the corridor.

#### Section 21-7402. Maintenance

- (1) The owner(s)/homeowners' association and/or metropolitan district of the property shall be responsible for maintenance of private parks and open space lands and the features and facilities located thereon, unless the City has agreed, in writing to assume maintenance responsibilities.
- (2) A homeowner's association and/or metropolitan district may be established for the purpose of providing the required maintenance. Homeowner's associations and/or metropolitan district agreements (including articles of incorporation, by-laws, and covenants) shall guarantee continuing maintenance of the applicable private park and/or open space.

#### B. Neighborhood Features

##### Section 21-7410. Applicability

Neighborhood features lend a sense of place to a new community, thereby encouraging people to connect with their physical surroundings and interact with their neighbors. As a result, neighborhood features shall be required as a part of the platting process, with all residential developments containing 100 acres or 250-dwelling units, which ever is smaller, or as a part of the PUD Permit. Neighborhood features shall be credited toward the required private open space requirement.

##### Section 21-7411. Neighborhood Features

The following list contains land uses and facilities that constitute neighborhood features. At its discretion, the City may accept as a neighborhood feature a land use or facility that is not listed below, provided such an alternative serves that same focal point purpose and intent of the features listed below.

- (1) A developed park, provided such park contains a range of improvements such as multiple-use turf areas, parking areas, restrooms, playgrounds, walking paths, plazas, pavilions, picnic tables, benches, or other similar features for various age groups to enjoy, has connections to planned and existing trails adjacent to the development and is accessible to the public.
  - (a) Additional park requirements:
    - (i) For residential development(s) a minimum 3% of the land should be provided for a private HOA park. If the density increases above 6 du/acre, than the minimum should be increased to 4%. If the density increases above 8 du/acre, than the minimum should be increased to 5%.
- (2) Outdoor amphitheatres or other assembly areas.
- (3) A private recreation facility, swimming pool, or community center.
- (4) Public revegetated, habitable, mature open space, greenbelts, or nature center.
- (5) A historic home, school, or farm used as a community center, museum, or education facility.
- (6) A pond, lake, or other sizeable water feature.
- (7) Dog Park
- (8) Community Art Program
  - (a) Community Art Program. As part of the Settlers Crossing project, the developer/owner shall commit a minimum of 1% of total improvements budgeted community infrastructure development costs towards implementation of community art enhancements within Settlers Crossing. Through the program the owner, developer, Homeowners' Association, and/or Metropolitan District shall determine artwork improvements used within Settlers Crossing. The timeframe and process for executing the community art program shall be identified at time of PUD Permit.

#### C. Trails

##### Section 21-7422. Connector Trails

- (1) Required Trails.
  - (b) Pedestrian connections for pedestrians and bicycles shall be determined at time of PUD Permit.
  - (c) Pedestrian connections may be provided, as determined by the City, where cul-de-sacs or dead-end streets are permitted, to connect the ends of the streets together to other streets and/or to other developments.

#### DESIGN STANDARDS AND WAIVERS (cont.)

##### DIVISION 5: LANDSCAPING

###### A. General Provisions

###### Section 21-7503. Landscape Plans Required

Landscape plans are required for the following development applications and are subject to the review procedures for the type of development application involved: conditional use permit, development plan, PUD permit, use-by-permit, variance, height exception, and zoning (non-PUD only) or rezoning (non-PUD only).

###### B. Requirements and Standards

###### Section 21-7510. Landscape Areas

- (1) Definition. Landscape areas shall include all areas on a site that are not covered by buildings, structures, paving or impervious surface, except outdoor space that is located in an agricultural zone district and maintained in active agricultural use and/or single-family residential properties. For single-family residential properties, the landscape area is limited to the front yard and any side yard on a street, park, or other open space.
- (2) Elements Permitted in Landscape Areas. Landscape areas may include the following elements:
  - (b) Planting beds. Shrub and ground cover plantings beds shall be separated from turf grass with edging, curbing, stone, cultured or synthetic stone borders and shall have open surface areas covered with rock/wood mulch.
  - (c) Detention and Retention Ponds. Detention and retention ponds will be permitted as long as they are physically, functionally, and visually integrated into landscape uses through the use of topography, building and parking lot placement, plantings, permanent water features, recreational or open space amenities, or other methods. Slopes shall not exceed a 4:1 ratio or be flatter than 2 percent.
- (3) Elements Required in Residential Landscape Areas. Residential developments shall install landscaping elements as follows:

Table VII-12 Residential Development Landscape Requirements

Development Type	Landscape Area	Trees	Shrubs	Material (a)	Turf	Mulch	Tree Lawn(s)	Additional Requirements
Single-Family Detached (8,000 sf lot size or less)(1)	Front and side yard	Minimum of one (1)	Min. of six (6). Min. 50% must be deciduous.	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. one type required.	Yes - Spaced 40' apart along all property street frontages.	May be imposed by HOA
Single-Family Detached greater than 8,000 sf lot size(1)(2)	Front and side yard	Minimum of two (2)	Min. of twelve (12). Min. 50% must be deciduous.	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. one type required.	Yes - Spaced 40' apart along all property street frontages.	May be imposed by HOA
Single-Family Attached (Duplex)(1)	Front, side, and rear yard	Minimum of one (1) per residential unit	Min. of six (6). Min. 50% must be deciduous, per residential unit.	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. one type required.	Yes - Spaced 40' apart along all property street frontages.	May be imposed by HOA
Multi-Family (3 or more units attached) all lot sizes	Front, side, and rear yard	Minimum of one (1) deciduous and one (1) evergreen per two (2) residential units	Min. of six (6). Min. 50% must be deciduous, per every two (2) residential units.	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. two types required.	Yes - Spaced 40' apart along all property street frontages.	May be imposed by HOA

- If lot is on a corner and equal to or greater than 50' in width, double the required number of trees and shrubs.
- For lots greater than 24,000 sf in size, double the required number of shrubs in front and side yard.
- For all Uses, trees are required to be spaced 40' apart along all property frontages, except where driveways do not allow for this requirement to be met. In such cases, tree spacing may be more or less than 40' so long as the required number of trees are installed.
- Requirement shall be calculated so that requirement is met within 3 years of landscape installation.
- Tree lawn requirement is in addition to other tree requirements.

#### DESIGN STANDARDS AND WAIVERS (cont.)

- (5) Elements Required in Non-residential Landscape Areas. Non-residential developments shall install landscaping elements as follows:

Table VII-13 Non-Residential Development Landscape Requirements

Development Type	Landscape Area	Trees	Shrubs	Material (a)	Turf	Mulch	Tree Lawn(s)	Additional Requirements
Non-Residential up to 40,000 sf lot area	Front, side, and rear yard	Minimum of two (2) for every 600 sf of landscape area	Minimum of two (2) for every 300 sf of landscape area	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. two types required.	Yes - Spaced 40' apart along all property street frontages.	
Non-Residential greater than 40,000 sf lot area but less than 5 acres	Front, side, and rear yard	Minimum of two (2) for every 600 sf of landscape area	Minimum of one (1) for every 300 sf of landscape area	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. two types required.	Yes - Spaced 40' apart along all property street frontages.	
Non-Residential greater than 5 acres	Front, side, and rear yard	Minimum of two (2) for every 1200 sf of landscape area	Minimum of one (1) for every 300 sf of landscape area	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. two types required.	Yes - Spaced 40' apart along all property street frontages.	
Public/Institutional uses on any size lot	Front, side, and rear yard	Minimum of two (2) for every 600 sf of landscape area	Minimum of two (2) for every 300 sf of landscape area	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. two types required.	Yes - Spaced 40' apart along all property street frontages.	Urban landscape substitutions allowed.
Mixed-Use	Front, side, and rear yard	Minimum of two (2) for every 600 sf of landscape area	Minimum of two (2) for every 300 sf of landscape area	Landscape area must contain a min. 75% live plants.	Max. of 50% of landscape area.	Min. two types required.	Yes - Spaced 40' apart along all property street frontages.	Urban landscape substitutions allowed.

- For all Uses, trees are required to be spaced 40' apart along all property frontages, except where driveways do not allow for this requirement to be met. In such cases, tree spacing may be more or less than 40' so long as the required number of trees are installed.
- Requirement shall be calculated so that requirement is met within 3 years of landscape installation.
- Tree lawn requirement is in addition to other tree requirements.

##### Section 21-7512. Irrigation Required

All landscape areas shall include adequate, permanent, automatic irrigation of all plant material, except certified xeric landscaping and native seed areas that do not require permanent irrigation for survival once established. In such cases, the landscape plan must provide for temporary irrigation to ensure the proper establishment of the landscaping elements.

##### Section 21-7513. General Landscape Materials, Maintenance, and Replacement Standards

- (7) Installation. All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping for public areas in each phase shall either be installed or the installation of living landscaping shall be secured with a letter of credit, escrow or performance bond for 125% of the value of the labor and all living landscaping prior to the issuance or a certificate of occupancy for any building in such phase.
- (8) Maintenance. Trees and vegetation, irrigation systems, fences, walls and other landscape elements shall be considered as elements of the project in the same manner as parking, building materials and other site details. The owner(s), homeowner's association, and/or metropolitan district in interest shall be responsible for the regular maintenance of all landscaping elements in good condition. All landscaping shall be maintained free from disease, pests, weeds, and litter, and all landscape structures such as fences and walls shall be repaired and replaced periodically to maintain a structurally sound condition.
- (9) Replacement. Any landscape element that dies or is otherwise removed shall be promptly replaced by the the responsible party (owner(s), homeowner's association, and/or metropolitan district) based on the requirements of this Settlers Crossing PUD Zone Document, or, in the instance where this document falls silent, the requirements of the Commerce City Land Development Code (effective date March 1, 2009)

##### Section 21-7515. Prohibited Practices and Elements

- (1) Monocultures. Note for Table VII-17. Monoculture Restrictions.
  - (a) Note: A planting is defined as a single tree.
- (2) Native Seed. Landscape areas, including detention/retention ponds, when incorporated into the landscape design, may utilize native-seeding practices as landscape coverage. Native seeding may be utilized in limited applications in detention/retention, natural open space, slopes, areas where irrigation is not feasible, and other similar locations.
- (3) Undesirable Design. The use of undersized landscape materials or landscape in an unnatural spaced design may be utilized only in those situations where it accentuates good design.

# SETTLERS CROSSING

## PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 8 OF 12

### DEVELOPMENT AND DESIGN STANDARDS



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SETTLERS CROSSING  
PUD ZONE DOCUMENT  
COMMERCE CITY, COLORADO

Owner:

96 TOWER INVESTORS, LLC  
c/o NORRIS DESIGN  
1101 BANNOCK STREET  
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Engineer:

CARROLL & LANGE, INC  
165 SOUTH UNION BLVD  
SUITE 156  
LAKEWOOD, CO 80228

Issue Date

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08/26/09

10/15/09

Sheet Title

DESIGN  
STANDARDS

Sheet Number

8 of 12

#### DESIGN STANDARDS AND WAIVERS (cont.)

##### Section 21-7516. Buffering Between Incompatible Uses and Activities

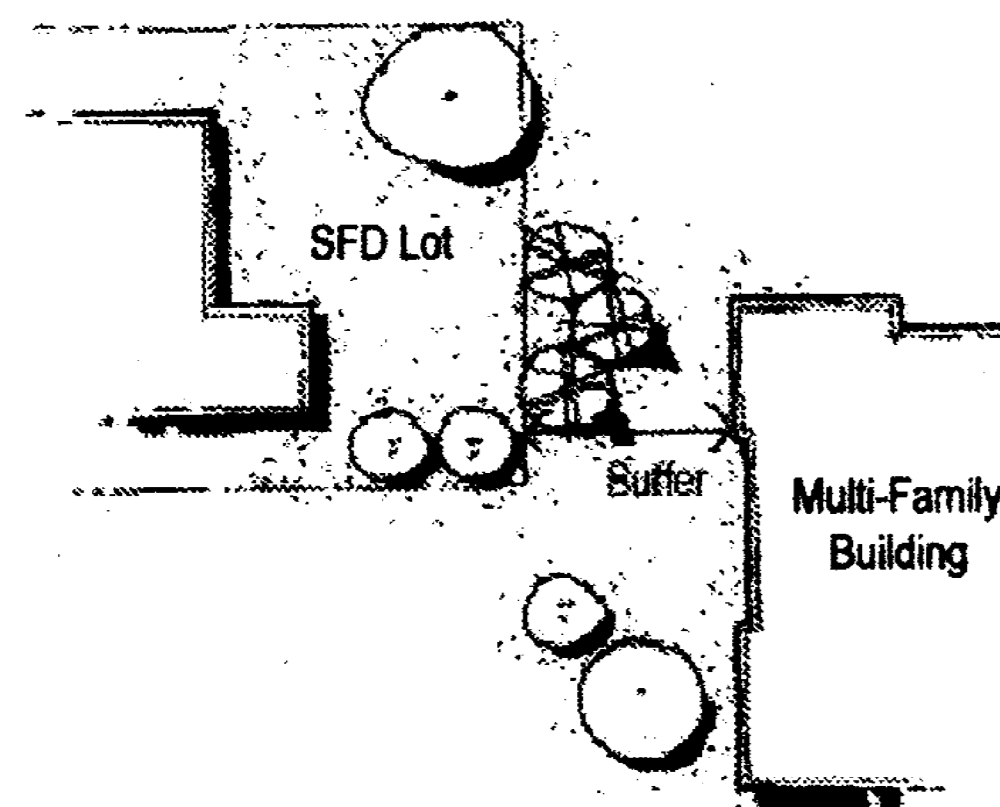
- (1) Buffer Zones. Buffer zones may be required between certain uses within the Settlers Crossing PUD and existing off-site zone districts. The tables below specify these requirements. The first table outlines the buffer requirements by use or zone district and the second table specifies the requirements for each buffer zone type listed in the first table.

Table VII-18. Buffer Requirements by Zoning District or Use

Use	Adjacent Land Use		
	Adjacent to Single-Family Detached/Attached	Adjacent to Multifamily	Adjacent to Non-Residential
Single-Family Detached/Attached	N/A	A	B
Multi-Family	A	N/A	A
Non-Residential	B	A	N/A

Feature	Buffer Zone	
	"A"	"B"
Width in feet of buffer zone	10	15
Required trees - every 100 linear feet	3	5
Required shrubs - every 100 linear feet	5	8

- (e) A minimum of 50% evergreen trees are required to meet the requirements for buffer zone Type B, while either deciduous or evergreen trees may be used in buffer zone Type A.  
(f) All areas of the buffer zones outside of trees, shrubs, and/or flowerbeds shall be covered with a City-approved mulch and/or ground cover (including sod).



##### (2) Types of Buffering

- (a) Additional buffering may be utilized, as determined by the City, to further mitigate any conflicts between dissimilar uses. One or more of the following landscape buffering techniques shall be used to mitigate the conflicts:
- Separation and Screening with Plant material. Planting groups of evergreen trees, canopy shade trees, ornamental trees, or shrubs;
  - Integration with Plantings. Incorporating trees, vines, planters, or other plantings into the architectural theme of buildings and their outdoor spaces to subdue differences in architecture and bulk and avoid harsh edges;
  - Establishing Privacy. Establishing vertical landscape elements to screen views into or between windows and defined outdoor spaces where privacy is important, such as where larger buildings are proposed next to side or rear yards of smaller buildings;
  - Visual Integration of Fences or Walls. Providing plant material in conjunction with a screen panel, arbor, garden wall, privacy fence or security fence to avoid the visual effect created by unattractive screening or security fences;
  - Landform Shaping. Utilizing berming or other grade changes to alter views, subdue sound, change the sense of proximity and channel pedestrian movement.

##### Section 21-7518. Utilities

- Ten feet between tree trunks and water or sewer mains.
- Six feet between tree trunks and water or sewer service lines.
- Four feet between tree trunks and gas lines.

##### C. Special Landscape Treatment Areas

###### Section 21-7531. Landscaping on Slopes

- Slope banks 5 feet or greater in vertical height with slopes between 1.5:1 and 2:1 shall, at a minimum be irrigated where appropriate and landscaped with appropriate groundcover for erosion control.
- Slope banks five feet or greater in vertical height with slopes greater than or equal to 3:1 shall, at a minimum: be irrigated where appropriate, landscaped with appropriate groundcover for erosion control and to soften their appearance as follows:
  - One 15-gallon or larger tree per each 600-square of slope area;
  - One gallon or larger shrub for each 100-square feet of slope area; and
  - Appropriate groundcover (may include native seed in select areas)

#### DESIGN STANDARDS AND WAIVERS (cont.)

##### D. Parking Lot Landscape Standards

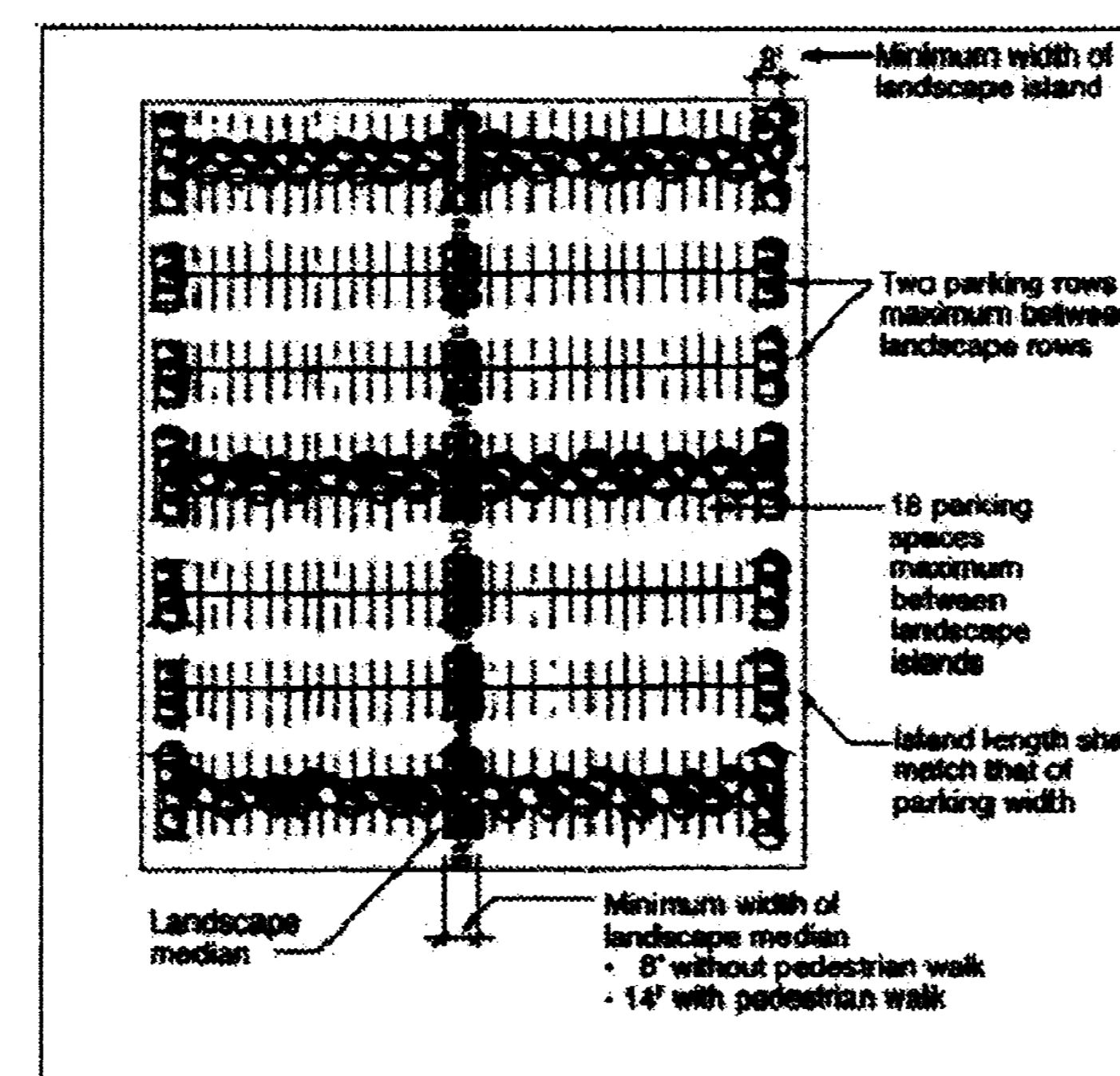
###### Section 21-7540. Perimeter Landscaping

- (1) Except for single-family residential development, the perimeter of parking areas shall be landscaped with at least 1 tree and 5 shrubs for every 40-linear feet along a street, right-of-way, or abutting another property. Perimeter parking area landscaping may be included with other buffer requirements, as applicable. Parking areas, shall include a landscape buffer at least 10-feet wide between parking lots on abutting properties, or for a parking area abutting another property or a shared driveway, unless a wider landscape buffer is required between different types of uses or in shared parking situations.

###### Section 21-7541. Interior Landscaping

###### (1) Landscaping Requirements

Figure VII-9. Landscaping Requirements - Parking Lots with Interior Parking Rows



- (c) Landscaped Islands. In addition to any pedestrian refuge areas, each landscaped island shall include 1 or more canopy shade trees, be of length greater than 8 feet in its smallest dimension, include at least 80-square feet of ground area per tree to allow for root aeration, and have vertical concrete curbs. In addition:

- There shall be no more than 18 continuous parking spaces between landscape islands.
- (d) Landscape Medians. Interior rows of parking spaces in parking areas shall be divided by landscape medians parallel to the parking rows, so that there are no more than six consecutive rows of parking spaces not adjacent to a landscape median. See figure VII-9. Additionally:
- Landscape medians shall have minimum dimensions of 8 feet without a pedestrian walk, or 14 feet with a pedestrian walk by the length of the row of parking spaces.
  - Landscape medians shall have at least one overstory/shade tree and 5 shrubs for every 40-linear feet along the length of the median. Overstory/shade trees shall comprise at least 75 percent of the trees within the landscape medians.
  - Landscape medians shall contain rock/wood mulch, groundcover, shrubs, trees, perennials, and other approved landscape materials.
  - A minimum of one concrete pedestrian walk, a minimum six feet wide, depending on the location and design, shall be provided along the length of the landscape median closest to the building entrance. The walk shall connect to perimeter pedestrian walks, whenever possible, and include raised or striped crosswalks.

- Walkways and Driveways. Connecting walkways through parking lots shall include 1 canopy shade tree per 40-linear feet of such walkway planted in landscape areas within 5 feet of such walkway. Driveways through or to parking lots shall have 1 canopy shade tree per 40-linear feet of and along each side of such driveway, in landscape areas within 5 feet of such driveway.
- Parking Bays. Parking bays shall extend no more than 18 parking spaces without an intervening tree, landscape island, or landscape peninsula.

###### Section 21-7542. Parking Lot Screening

Parking lots shall be screened from all adjacent external property. Screening from residential and non-residential uses shall consist of an earthen berm, wall, fence, planter, plant material or any combination thereof to create a combined buffer height of 4'. Buffer materials shall have the sufficient opacity to block at least 75% of light from vehicle headlights within the parking lot. Plant material used for the required screening shall achieve the required opacity in its winter seasonal condition within three years of installation. Whenever structures such as fences or walls are used to create a buffer, plants shall be located on the sides of the structure that are visible from adjacent rights-of-way.

#### DESIGN STANDARDS AND WAIVERS (cont.)

##### E. Right-of-Way Landscaping

###### Section 21-7550. Requirements for Landscaping in or Near Rights-of-Way

- Tree lawns shall be maintained by the owner/homeowners' association, and/or metropolitan district of the property adjacent to the tree lawn.
- Wherever the sidewalk is separated from the street by a tree lawn, canopy shade trees shall be planted at 40-foot intervals (spacing) in the center of all such tree-lawn areas.
- Wherever the sidewalk is attached to the street, canopy shade trees shall be established in an area ranging from 3 to 7 feet behind the sidewalk at 40-foot spacing.
- Wherever the sidewalk is attached to the street and is 10 feet or more in width, or extends from the curb to the property line, canopy shade trees shall be established in planting cutout areas of at least 16-square feet at 40-foot spacing.
- The tree lawn planting design may consist of turf grass and automatic irrigation system. Xeriscape design principles may be incorporated whenever appropriate in accordance with the requirements identified in the Planting Standards. Tree lawn planting designs may propose planting designs other than turf grass for multi-family and/or non-residential uses.
- Trees, if feasible, must be planted in the center of the planting strip measured from the front of the sidewalk and back of the curb.
- Trees should be placed 40 feet apart. The director may require wider spacing of larger maturing trees if necessary for development of the tree or for safe use of the street or sidewalk. When space is limited or to achieve certain design effect, closer spacing may be considered.

##### E. Right-of-Way Landscaping

###### Section 21-7551. Northern Range Streetscapes

The Settlers Crossing PUD will commit to the adopted corridor plans for East 96th Avenue and Tower Road (Revision date August 10, 2005). The developer reserves the right to modify the landscaping specified within the corridor study during the PUD Permit process, so long as changes are of like type (i.e., evergreen for evergreen) and size (i.e., 5 gallon for 5 gallon). The developer reserves the right to modify the irrigation equipment specifications within the corridor study to meet the appropriate water district or comparable requirements at the time of construction.

#### DIVISION 6: ARCHITECTURAL AND DESIGN GUIDELINES AND STANDARDS

##### A. GENERAL GUIDELINES AND STANDARDS

###### Section 21-7601. General Standards

- A cohesive site furnishings package is required. Site furnishings should generally include benches, trash receptacles, bike racks, planters, drinking fountains, tree grates, etc. It is envisioned that the site furnishings will complement each other, the architecture of the buildings, and other site amenities.
- As market conditions permit, the Settlers Crossing development shall allow for vertical integration of mixed uses in order to promote a mixed-use core.
- Where possible, multi-family and non-residential buildings should offer attractive pedestrian gathering spaces, plazas, or courtyards that are defined by elements such as arcades, planters, and/or landscaping. These areas shall have good visibility and be easily accessible by the pedestrian network.
- In addition, the following elements would enhance the pedestrian orientation of future mixed-use parcels:
  - Provide vertical elements such as lighting, signage, or awnings as part of the structures to give the buildings proper scale and interest in areas where it will help define an outdoor area for pedestrians.
  - Incorporate special accent materials and design details onto first floor facades to create a more human scale at the pedestrian level.
  - Site furnishings should be located where appropriate for pedestrian convenience but should not be located in areas that could impede pedestrian traffic.
  - Pedestrians should feel comfortable that they are in a clearly defined pathway to the building.

##### C. Under Eight-Acre Residential Development Guidelines and Standards

All residential development within the Settlers Crossing PUD Zone Document shall follow D. Residential Development Guidelines and Standards and the Commerce City Land Development Code (effective date March 1, 2009). All items not specifically addressed within this Settlers Crossing PUD Zone Document shall meet the requirements of the Commerce City Land Development Code (effective date March 1, 2009). In instances where the City amends the Land Development Code beyond the March 1, 2009 version, only those areas/items amended that do not substantially change the intended purpose of this PUD Zone Document will take effect. These shall be determined on a case-by-case basis between the City and the Developer/Future Assigns, as needed.

# SETTLERS CROSSING

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SHEET 9 OF 12

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#### DESIGN STANDARDS AND WAIVERS (cont.)

##### D. Residential Development Guidelines and Standards

###### Section 21-7630 Purpose and Applicability

- (1) The following standards are intended to promote variety and visual interest within the Settlers Crossing PUD residential architecture development.

All residential development shall comply with the standards contained in this division. These standards are common to a broad range of uses and densities. They shall apply to single-family, multi-family, and mixed-use projects within Settlers Crossing unless specifically excepted.

The intent of these standards is to provide a distinctive, recognizable style of high-quality architectural character in residential developments, that avoids featureless design and repetition of facades.

The design of individual residential buildings and groups of buildings shall employ a variety of design features, such as wall and roof massing, textured surfaces, bay windows, the creation of shadow lines, a varied color palette, window patterns, historical reference, and similar residential architectural devices to promote the creation of interesting residential neighborhoods and streetscapes.

The following menu is a suggested list of design elements which are required to be incorporated into single-family detached dwelling units:

- (a) A non-repetitive front elevation design would promote an interesting streetscape to occur. Varied architectural styles shall be encouraged, which incorporate a mixture of different footprints, materials, design and color palettes.
- (b) Where provided, porch and deck columns and roofs should be integrated into the overall design of the house to which they are attached, and are recommended to be constructed of materials consistent with those found elsewhere on the house. Front or side porches add to the architectural ambience of a neighborhood.
- (c) Recessed front doors add an aesthetically pleasing design element to residential structures.
- (d) Garages shall not obstruct the front entrance to the residence. A clear and identifiable walkway to the front entrance of the residence is a beneficial feature. Garages may be attached, detached, front-loaded, side-loaded, located to the side of the residence, or located in the rear of the residence (alley loaded). Detached garages should be faced with the same mix and percentage of materials as the primary structures.
- (e) Decorative shutters, window dormers, bay windows, oversized decorative window heads or window sills that match the building are encouraged to be provided.
- (f) Materials selected should have aesthetic values, be long-lasting, and have color durability.
- (g) The architectural character of the residence should be incorporated into any accessory structure design.
- (h) Energy efficiency is encouraged through the types of building construction, materials used for insulation, roofing/window materials, orientation of the building and use of landscaping for shading and water efficiency.

###### (2) General Residential Layout

- (a) New construction shall be designed as unified projects with a sense of place, including building orientation.
- (b) Block lengths shall be a maximum continuous length of 1,200 linear feet. For blocks longer than 600 feet, the City may require the reservation of an easement or tract through the block to accommodate utilities, drainage facilities, pedestrian or bicycle access, or emergency access.

##### Section 21-7631. Housing Composition

###### (3) Housing Models.

###### (c) Housing model locations

- (i) Homes with the identical street elevation design (or nearly identical) shall not be placed directly adjacent to one another or directly across the street from one another. "Across the street" is defined as lots that overlap each other when the side lot lines are extended across the street to the opposite lot. Homes with identical street elevation design at the end of one block shall not be repeated on the first lot of the neighboring block.
- (ii) Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of the facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural features. It does not mean similar colors, materials, or small details.

###### (d) Alternative Lot Configurations

- (i) Zero-Lot-Line. A lot pattern that shifts the building to one side of the lot so that it is on the lot line, thereby creating larger useable yard space on the other side.
- (ii) Zipper Lots. A lot pattern in which either the rear or side lot-line jogs to vary the depth of the yard.
- (iii) Use Easement Lots. A use easement allows each homeowner the use of one entire side yard between their house and their neighbors.

#### DESIGN STANDARDS AND WAIVERS (cont.)

##### Section 21-7632. Building Orientation

- (2) Building to Building Orientation. Unless prohibited by terrain or other site constraints, the orientation of new lots shall generally repeat the predominant relationship to building and buildings to street along the same block face or the facing block face.

##### Section 21-7634. Garages

###### (1) Preferred Design.

- (a) Single-Family Homes - Less than 50' in width. Every builder shall be required to alternately load 3 homes within a 10 home stretch. Alternately loaded garages include recessed garage doors, side load garages, rear entry garages, recessed detached garages, and/or similar types of garage orientation where the garage doors are located a minimum of 3 feet behind the front building facade, or where the garage doors are flush with the front facade of the dwelling if also located a minimum of 5' behind the front facade of the covered porch. Side load and rear entry garage doors need not be recessed to qualify as an alternately loaded garage. They shall meet this requirement in accordance with the following:
  - (i) If there is a continuous stretch of a maximum of 6 homes there is no requirement for alternately loaded garages.
  - (ii) If there is a continuous stretch of 7-9 homes at least 2 homes must be alternately loaded unless:
    1. The street centerline radius is 300 feet or less for the frontage of at least 2 homes of every 9.
    2. The continuous stretch of homes is divided by an intersecting street.
    3. The continuous stretch of homes is divided by a landscape tract of at least 50 feet in width.
  - (iii) If there is a continuous stretch of 10 or more homes at least 3 homes must be alternately loaded unless:
    1. The street centerline radius is 300 feet or less for the frontage of at least 3 homes of every 10.
    2. The continuous stretch of homes is divided by an intersecting street.
    3. The continuous stretch of homes is divided by a landscape tract of at least 50 feet in width.

- (i) If there is a continuous stretch of a maximum of 6 homes there is no requirement for alternately loaded garages.
- (ii) If there is a continuous stretch of 7-9 homes at least 2 homes must be alternately loaded unless:
  1. The street centerline radius is 300 feet or less for the frontage of at least 2 homes of every 9.
  2. The continuous stretch of homes is divided by an intersecting street.
  3. The continuous stretch of homes is divided by a landscape tract of at least 50 feet in width.
- (iii) If there is a continuous stretch of 10 or more homes at least 3 homes must be alternately loaded unless:
  1. The street centerline radius is 300 feet or less for the frontage of at least 3 homes of every 10.
  2. The continuous stretch of homes is divided by an intersecting street.
  3. The continuous stretch of homes is divided by a landscape tract of at least 50 feet in width.

- (b) Single-Family Homes - Lot Width 50' and greater. At least 50 percent of the single family dwellings must be flush or recessed behind the front facade of the dwelling, and/or be attached and be accessed from the side or rear, and/or be detached and recessed from the dwelling and placed in the side or rear yard. The front facade includes the enclosed living portion of the house. They shall be located according to one or more of the following:
  - (i) Attached and recessed from the front facade of the building by a minimum of three feet, with access from the front;
  - (ii) Attached and in the side or rear yard, with access by either an alley or a driveway from the side. The garage shall be a minimum of three feet behind the front facade;
  - (iii) Detached with front, side, or rear access. The garage shall be a minimum of three feet behind the front facade;
  - (iv) Attached and flush with the front facade, provided that a covered porch extends at least six feet forward from the front facade of the house and is a minimum of 10 feet in width; or
  - (v) Flush with the front facade and side-loaded with a driveway to the front.

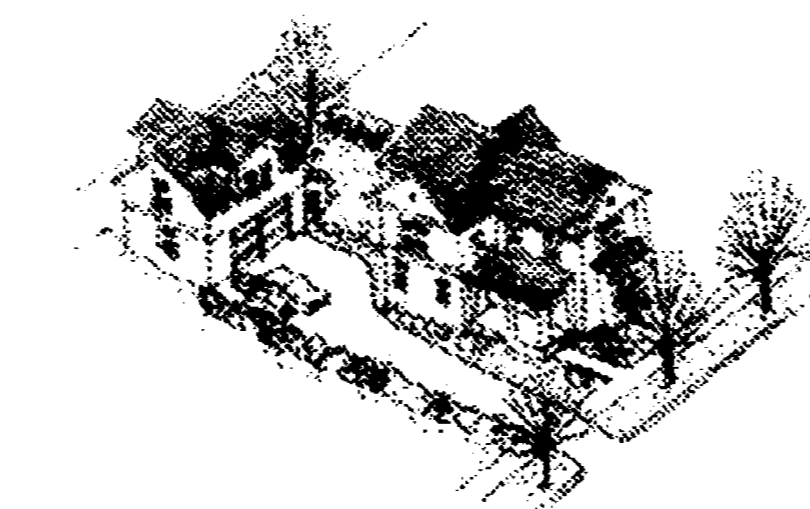
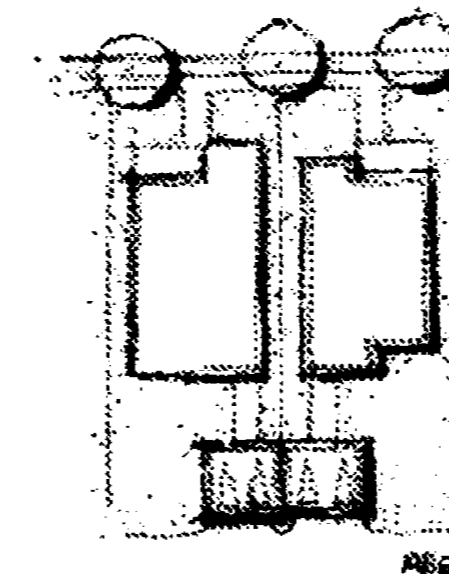
- (i) Attached and recessed from the front facade of the building by a minimum of three feet, with access from the front;
- (ii) Attached and in the side or rear yard, with access by either an alley or a driveway from the side. The garage shall be a minimum of three feet behind the front facade;
- (iii) Detached with front, side, or rear access. The garage shall be a minimum of three feet behind the front facade;
- (iv) Attached and flush with the front facade, provided that a covered porch extends at least six feet forward from the front facade of the house and is a minimum of 10 feet in width; or
- (v) Flush with the front facade and side-loaded with a driveway to the front.

- (2) Twin-Option Garage. Two car garages built as one building with the common property line (separating the two lots) through the center wall. Garages can be side-by-side, as shown, back-to-back, or side-to-back.

- (3) Carriage Unit. A unit located above a detached or semi-detached garage that can be ideal for a grandparent, nanny, home office, etc.

- (a) Carriage units which provide a separate living space above a detached or semi-detached garage, are allowed on a maximum of 50% of the lots on any block face. Carriage units are considered an accessory use and will not count as a separate unit for the total units or density.

- (2) For single-family detached homes the covenants must state that the ground floor of the garage may never be converted into living space.



##### Section 21-7636. Design Criteria - New PUD Residential

The following preferred design criteria for the Settlers Crossing PUD Zone Document shall be considered:

- (1) Mix of building types within Settlers Crossing may include apartment buildings, townhomes, single-family detached, single-family attached, and accessory dwelling units oriented toward the street.
- (2) Mix of residential housing prices to permit a mix of income levels within the same development. For this Settlers Crossing, "development" is defined as the area encompassed by the PUD Zone Document.

#### DESIGN STANDARDS AND WAIVERS (cont.)

- (3) Mix of densities within each development accommodating a variety of lot sizes within the same development. For this Settlers Crossing, "development" is defined as the area encompassed by the PUD Zone Document.
- (4) Residential building setbacks. All setbacks for the Settlers Crossing PUD shall follow the standards on Sheet 04, "Land Use Standards" of this Settlers Crossing PUD Zone Document.

##### E. Multi-Family Development Guidelines and Standards

###### Section 21-7641. Building Orientation

- (1) Adjacent to Public Streets. Multi-family residential living area structures adjacent to a public street should maintain consistent setbacks, when feasible, between the street and each such living area structure.
- (2) Interior Property Lines. During site design, locating interior property lines for multi-family structures should be carefully considered when located adjacent to lower density residential uses or zoning districts, or adjacent non-residential uses or zoning districts.

###### Section 21-7642. Parking Location and Layout

###### (1) Garage and Parking Guidelines

- (a) Number of Garages. Of the total required off-street parking a minimum of 50% must be covered. At least 25% of the total required off-street parking spaces should be provided as garages.
- (2) Garage and Parking Standards. For attached garages, the door openings shall be one of the following:
  - (a) Recessed behind the front facade of the building;
  - (b) Flush with the building, or protruding but with a second floor that covers most of the garage; or
  - (c) Alley loaded.

##### F. Non-Residential Development Guidelines and Standards

###### Section 21-7650. Purpose and Applicability

Purpose. These Standards are intended to promote the design of an environment that is built to a human scale, to encourage attractive street fronts that accommodate pedestrians in a safe and pleasant manner, and to allow for vehicular movement. These standards are written to promote a generally concentrated development pattern that encourages pedestrian use and provides a community environment. Two or more story non-residential uses are encouraged, but not required, and can be used for a wide variety of uses including non-residential and residential.

All new non-residential applications shall comply with the general intent of the applicable standards contained within this Settlers Crossing PUD Zone Document and the Commerce City Land Development Code (effective date March 1, 2009).

All commercial and mixed-use parcels shall be cohesive, master planned parcels, with all elements sharing the same architectural and landscaping themes within a parcel. Each commercial and mixed-use development shall be allowed to create its own identity within the overall theme established for the commercial and mixed-use areas at Settlers Crossing. Both pads and anchor stores shall incorporate thematic materials, roof types, and colors. Thematic concepts will be included with the PUD Permit.

###### Section 21-7651. General Layout

- (1) New construction of multi-lot or multi-building developments shall be designed as unified projects with a sense of place, including building orientation.
- (2) Block lengths shall be a maximum continuous length of 1,200 linear feet. For blocks longer than 600 feet, the City may require the reservation of an easement or tract through the block to accommodate utilities, drainage facilities, pedestrian or bicycle access, or emergency access.
- (3) Pad Layout.
  - (a) A commercial or mixed-use pad shall be considered a building pad located at the perimeter of a commercial site, adjacent to a street.
  - (b) Commercial or mixed-use pad sites shall not be sited to completely obstruct the view of the anchor stores.
  - (c) Drive-through windows shall not face the adjacent public street unless buffered sufficient stacking distance shall be provided for each drive through lane to prevent spillover into major circulation aisles.

###### Section 21-7654. Building Elements

- (1) Building Orientation
  - (a) Where feasible, the main entrance of a building may face a pedestrian plaza or space and shall have a direct pedestrian connection to the street.
  - (b) To the extent feasible, fronts or sides of buildings should be parallel or perpendicular to the edge of a pedestrian area.
  - (c) New developments and buildings may be situated close to the street or internal driveway parking may be placed on the fronts of buildings.
- (2) Relationship of Buildings to Streets and Walks
  - (a) All buildings shall follow the Land Use Standards as provided within this Settlers Crossing PUD Zone Document. When the use is appropriate, the buildings shall be brought closer to the street.

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#### Engineer:

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STANDARDS

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9 of 12

# SETTLERS CROSSING

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### DESIGN STANDARDS AND WAIVERS (cont.)

#### Section 21-7655. Architectural Design

- (1) Four-sided Design
  - (a) Buildings shall be aesthetically pleasing from all views and shall include such features as articulated entries, bay windows, or other features. They shall have general compatibility in terms of materials, colors, and design and shall have a finished appearance. Three hundred sixty degree architecture is required in regards to massing, setbacks, and character that creates a pleasant streetscape and does not overly dominate streets or people.
  - (b) Facades fronting service or parking areas at the ground level need not have windows, but shall include architectural interest rather than a blank appearance.
- (3) Character and Image.
  - (a) Site Specific Design. In the case of a multiple-building development, each individual building, including free-standing buildings located on pad sites, shall form a cohesive place within the zone district or community. Ways to do this may include the use of similar architectural elements including rooflines, materials, colors, fenestration, and other architectural details.
  - (b) Standardized corporate identity, shall attempt to meet the architectural standards included within this Settlers Crossing PUD Zone Document and to ensure generally compatible and similar facades and building designs in developments. Changes to prototypical franchise styles to meet these standards may include, but not be limited to, modifications to roofs, windows, doors, building mass, materials, colors, and placement of architectural features and details. Franchise architectural styles found to meet these standards will not require any modifications.
- (5) Windows.
  - (c) Windows may be recessed into the building wall to create a shadow.
- (7) Materials
  - (a) The predominant exterior building materials shall be materials that are characteristic of Colorado, including, but not limited to, brick, sandstone or other native stone, stucco, tilt-up concrete, synthetic or cultured stone, and glass. The director may approve other alternative or high-quality materials.
- (8) Colors. Brick, concrete, and stone have their own inherent color and, when feasible, should be left in their natural state to weather over time. Paint can be used to complement and accent other exterior building materials. Masonry materials can be painted and/or integrally colored when compatible with the architectural style.

#### Section 21-7656. Large-Scale Buildings and Developments

- (2) Human-Scale Design. All large-scale buildings and developments shall provide human-scale design by conforming to the following standards:
  - (d) Any large-scale building or development that utilizes shopping carts shall provide shopping cart corals that are compatible and coordinate with the design of the building and/or site elements.

#### Section 21-7657. Design Criteria - New PUD Commercial Development

In this Settlers Crossing PUD Zone Document for non-residential development, the following preferred design criteria are advised and shall be considered, where feasible:

- (1) Neighborhood commercial uses are encouraged to be located within 1/4-mile walking distance of residential uses.
- (2) Commercial development should be incorporated with mass transit.
- (3) Retail development in commercial areas could include additional floors of residential and/or office uses.
- (4) An architectural character distinguished through specific building materials, architectural features, and building orientation should be incorporated into all developments.

#### Section 21-7658. Design Criteria - New PUD Open Space, Parks, Plazas, and Civic Buildings.

Within this Settlers Crossing PUD Zone Document for open space, parks, plazas, and civic buildings, the following preferred design criteria are advised and shall be considered, when appropriate:

- (2) Parks and plazas should be the focal point for each neighborhood. They should be located next to public streets, commercial areas, and residential areas. Significant parks should not be formed from residual areas, used as buffers to surrounding developments, or used to separate buildings from streets.

#### G. Industrial Development Guidelines and Standards -

Industrial Development is not permitted within this Settlers Crossing PUD Zone Document.

#### Division 7: Miscellaneous. Design Standards

##### A. LIGHTING

The developer(s) of Settler Crossing shall adhere to the Commerce City Land Development Code pertaining to Lighting. The developer(s) reserves the right to create a Planned Lighting Program for Settlers Crossing at a later date. Any planned lighting program shall be submitted, reviewed, and approved by the Community Planning Director before being implemented.

### DESIGN STANDARDS AND WAIVERS (cont.)

#### B. UTILITIES

##### Section 21-7720. Utilities to be Placed Underground

- (2) Waivers. When requested by the utility provider, the director may waive the requirement to place utilities underground where physical obstruction or unforeseen circumstances preclude placing utilities underground. High voltage transmission lines, over 110kv, may be permitted aboveground.

#### C. FENCE AND WALL STANDARDS

##### Section 21-7731. General Standards

- (4) Materials. Fence materials shall consist of wood, brick, stone, masonry, synthetic or cultured stone, stucco over concrete block, vinyl, wrought iron, aluminum, fiberglass, plastic/recycled plastic, composite or chain link materials to be determined at time of PUD Permit approval. Decorative materials, including but not limited to tile or glass block, may be incorporated into the design of permitted fences or walls. Sheet plastic, sheet metal, corrugated metal, chain link fencing with inserts, slats, and/or attached fabric screening material, and plywood fencing shall not be allowed. All fences shall be constructed of new materials of commercial fencing quality.

##### Section 21-7732. Fence Requirements by Land Use

- (1) Table. All fences shall comply with the following standards related to land use.

Table VII-18. Fence Standards (1)

	RESIDENTIAL	NON-RESIDENTIAL / MIXED-USE
<b>Height Maximum</b>		
Front Yard	42 inches	42 inches
Rear Yard	6 feet	6 feet
Side Yard	6 feet	6 feet
Side or rear yard along public right-of-way	5 feet	6 feet
Along a public or private open space or park	42 inches	6 feet
<b>Setback Minimum as measured from property line and back of sidewalk</b>		
Front Yard	30 inches	10 feet
Rear Yard	0	0
Side Yard	0	0
Side or rear yard along public right-of-way	5 feet	10 feet
Along a public or private open space or park	0	0
<b>Fence Style</b>		
Front Yard	Open	Open or Screen
Rear Yard	Open or Screen	Open or Screen
Side Yard	Open or Screen	Open or Screen
Side or rear yard along public right-of-way	Open	Open or Screen
Along a public or private open space or park	Open	Open or Screen with approval of the director
<b>Minimum length of driveway or drive aisle between gate to public right-of-way</b>	20 feet	50 feet

1. Existing Agricultural land uses shall be permitted to remain "as is," and future modifications shall meet those requirements specifically spelled out in the Land Development Code until that time they are removed due to future development.

##### General Fencing Notes:

1. Front yard fencing shall not be permitted for single-family detached or attached homes.
2. Chain link fencing shall not be permitted within the Settlers Crossing development.
3. Requirements regarding fencing for situations where back-to-back lot consolidation is requested for single-family detached/attached homes shall be addressed within the CC&R's created for this development.

##### Section 21-7734. Residential Subdivision Perimeter Fences and Walls.

- (2) Materials. Any perimeter subdivision fence may be constructed of masonry, synthetic or cultured stone, stone, block, stucco, cedar or wooden fencing, or related material. Other materials may be approved by the director.

##### Section 21-7735. Retaining Walls.

- (3) Materials. Dry-stacked native stone, pre-cast masonry block materials, cast in place concrete, or masonry block walls with stone, synthetic or cultured stone, brick, or stucco facing should be used for retaining walls. Treated timber walls and railroad tie walls shall not be used for retaining walls, except on single-family detached and single-family attached residential properties. Tires are prohibited from being used as a retaining wall.

#### D. COMMUNITY DESIGN ELEMENTS

Community design elements play an important role in a well-planned community. The design elements should be viewed as a whole package, where each element has a particular function. The developer needs to assess all the functions that should be accommodated within the public space of the community, and then provide the elements to allow those functions to occur in a safe and effective manner. By pre-planning the community design elements, a theme can be chosen and high quality elements and materials selected. Staying within a theme helps create an identifiable and cohesive community.

### DESIGN STANDARDS AND WAIVERS (cont.)

#### SIGNAGE.

Signage for development within this PUD Zone Document shall either follow those applicable standards in the City's Land Development Code or the Developer may formulate a comprehensive sign program regulating the sign, character, location, and other details of these elements prior to their implementation. The developer formulated comprehensive sign program must be submitted to the City for review and receive approval by the Community Development Director prior to implementation.

#### Owner:

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#### Issue Date

05/26/09

#### Revision Date

08/26/09

10/15/09

#### Sheet Title

PROJECT  
INTENT

#### Sheet Number

10 of 12

# SETTLERS CROSSING

## PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 11 OF 12  
COMMUNITY DESIGN ELEMENTS



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SETTLERS CROSSING  
PUD ZONE DOCUMENT

COMMERCE CITY, COLORADO

### COMMUNITY IMAGE AND CHARACTER

#### Community Character:

Based on a strong theme that includes land use type/orientation, neighborhood connectivity, convenient pedestrian access, complementary streetscape elements and a centralized community focal point, Settlers Crossing is positioned to emerge as a successful neighborhood in Commerce City.

### COMMUNITY PROGRAM OPPORTUNITIES

- Utilize indigenous materials and other compatible materials associated with the region.
- Provide learning opportunities for residents and the community through the use of interpretative signage. Details regarding implementation of interpretative signage will be part of a Planned Sign Program.
- Integrate community gathering opportunities into landscape site plan to promote community interaction.
- Provide site amenities along public corridors and gathering areas including benches, litter receptacles, and bike racks to promote connection to outdoor lifestyle.
- Provide pedestrian corridors within community green space.
- Promote sustainability through the selection of reusable and/or indigenous furniture products that have recycled, reclaimed, local, renewable, and non-toxic content.

Note: Final community program elements will be determined prior to PUD Permit submittal.

### A. COMMUNITY FOCAL POINT

The community focal point will serve as a central gathering space for Settlers Crossing. The community focal point will have a variety of activities, both active and passive. Due to the variety of activities the final size of this area shall be determined during PUD Permit submittal, but shall follow the minimum size requirements (3-5%) depending on surrounding densities. This area is central to a network of community trails, encouraging alternative transportation opportunities into the core of Settlers Crossing. Shade trees, benches, bike racks and pedestrian lighting are a few typical elements that can enhance the character of this area. Final elements proposed will be shown on the PUD Permit submittal.

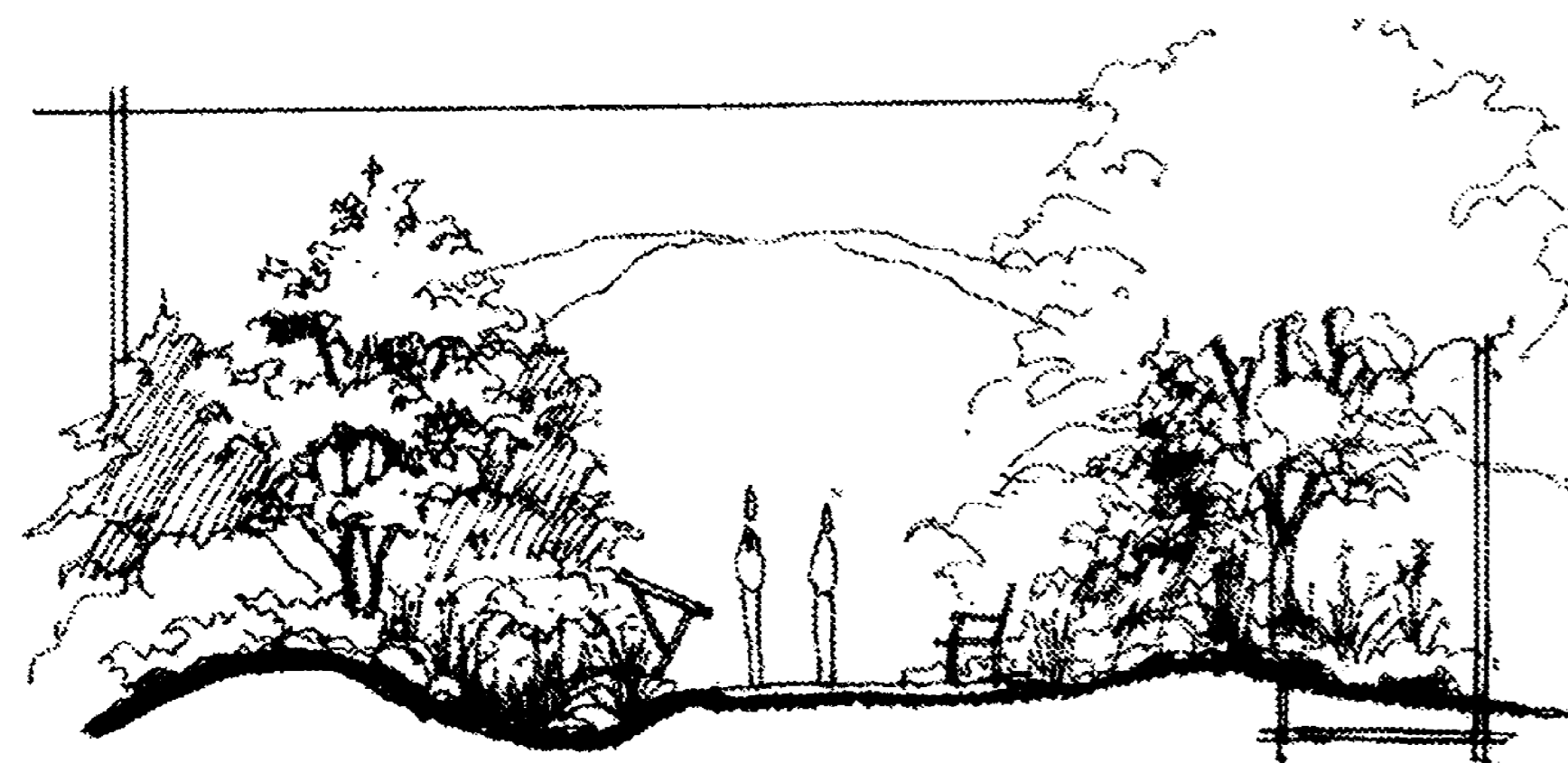
#### Potential Focal Point Elements:

- Community Green Space;
- Shade Structure(s);
- Basketball Court;
- Playground;
- Pet Area(s) & Station(s);
- Fitness Station(s) / trail(s);
- Public Art Element(s);
- Interpretive Trail Element(s); and/or
- Plaza(s).

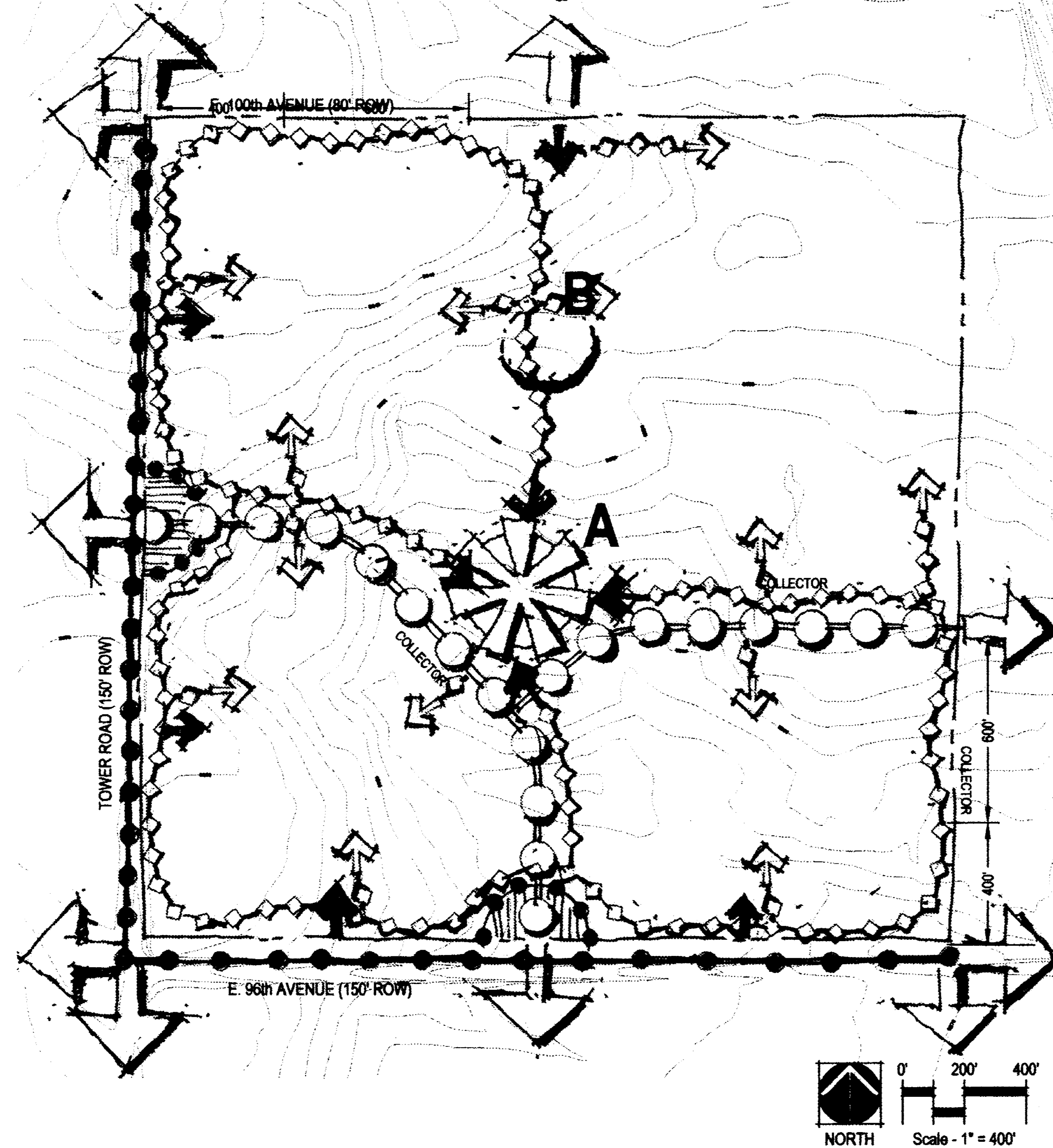
Note: Program elements may include the items as shown or others and will be determined as part of PUD Permit submittal.

### B. INTERPRETIVE COMMUNITY TRAIL

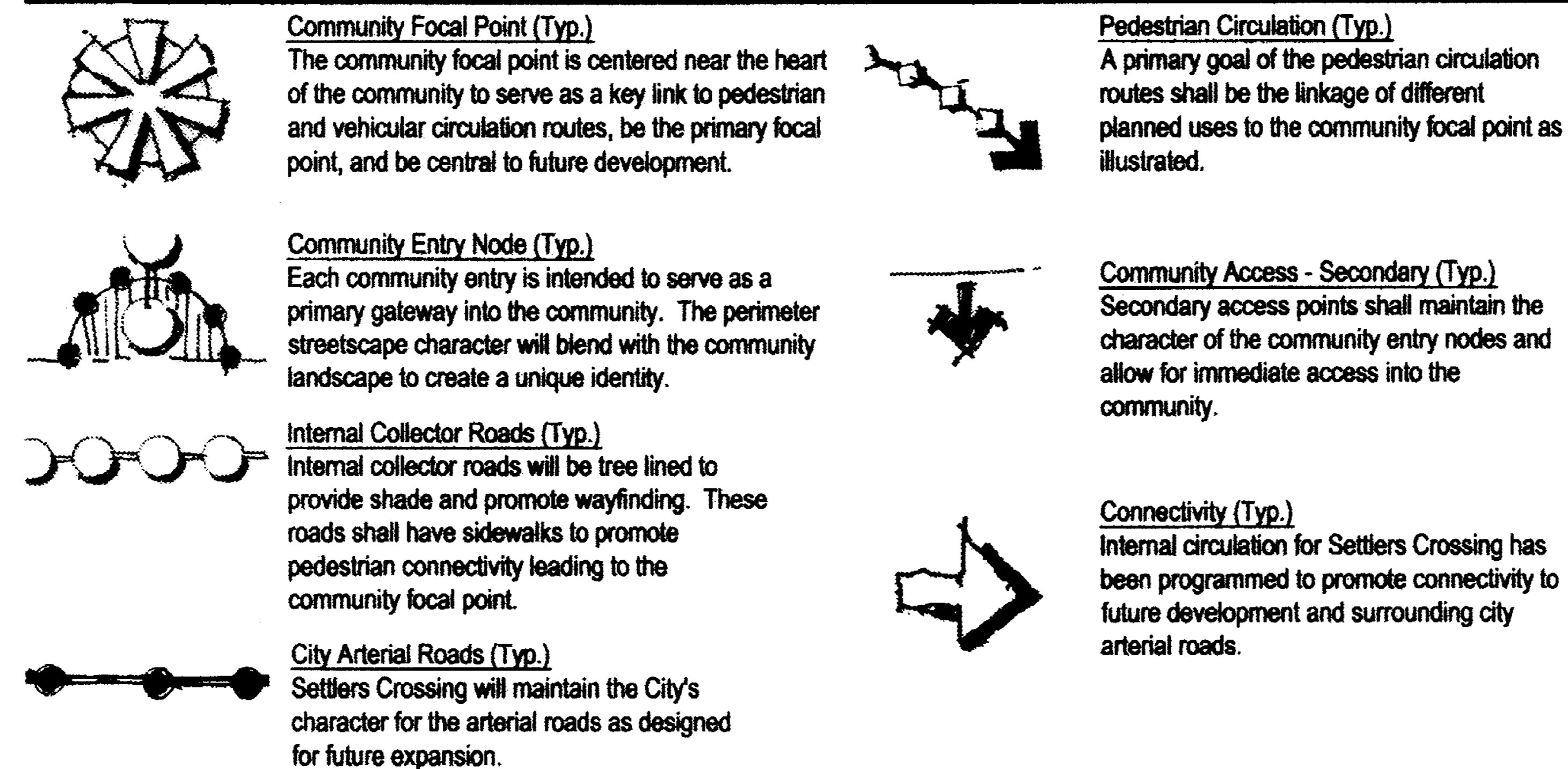
To promote a connection to the natural environment a variety of interpretive elements ranging in size is envisioned. A community art program and interpretive signage are a few examples of potential programmed elements that will be required during the final PUD Permit submittal. Specialty areas will be used to promote outdoor activities and learning, including health and wellness in the community. A variety of materials and elements, including, but not limited to, hardscaping, landscaping, and public art, shall be utilized to tell the story of the site and create a unique identity. The size and location of these elements will be based on the final program determined at time of the PUD Permit submittal.



### COMMUNITY ELEMENTS PLAN



#### PLAN LEGEND



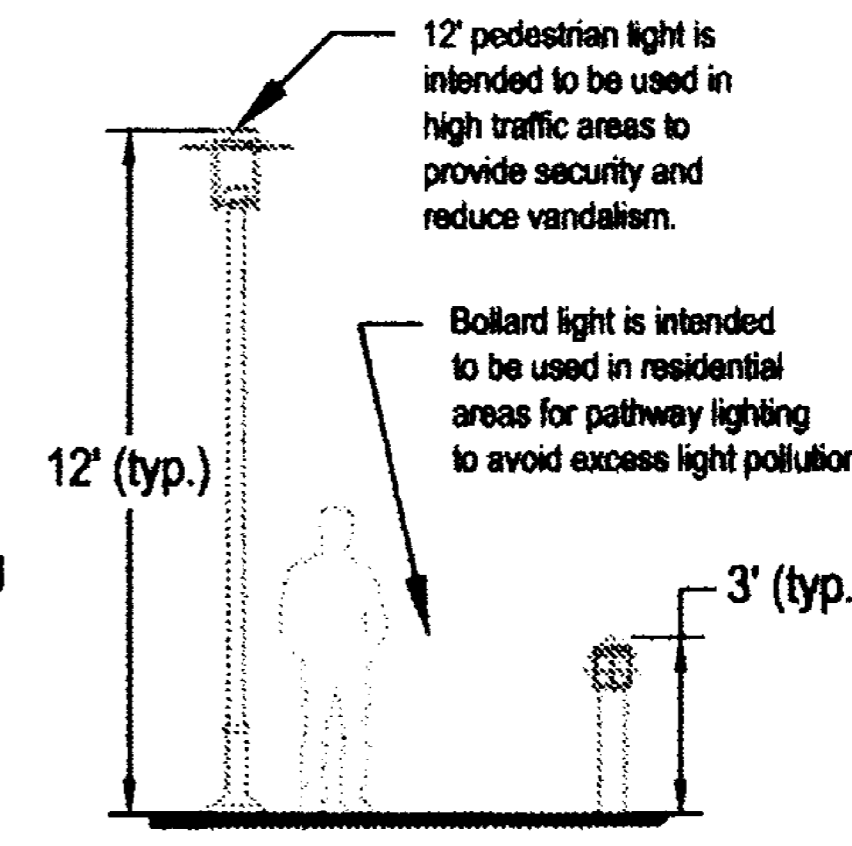
Note: Graphics shown are representational only. Final community design elements and locations to be determined during PUD Permit Submittal. Elements shown are to represent connectivity within the community and surrounding future developments.

### C. COMMUNITY LIGHTING

Community lighting will be selected to promote the distinct character of each community zone, reduce light pollution, and aid in wayfinding. A range of materials and products shall be utilized to accomplish these goals. The overall lighting package shall be compatible with the overall site amenities. Commercial pedestrian areas, as an example, could incorporate a 12' height pole with a brighter light source while a residential pathway would incorporate a low level light source with cutoff shielding to reduce light disturbance.

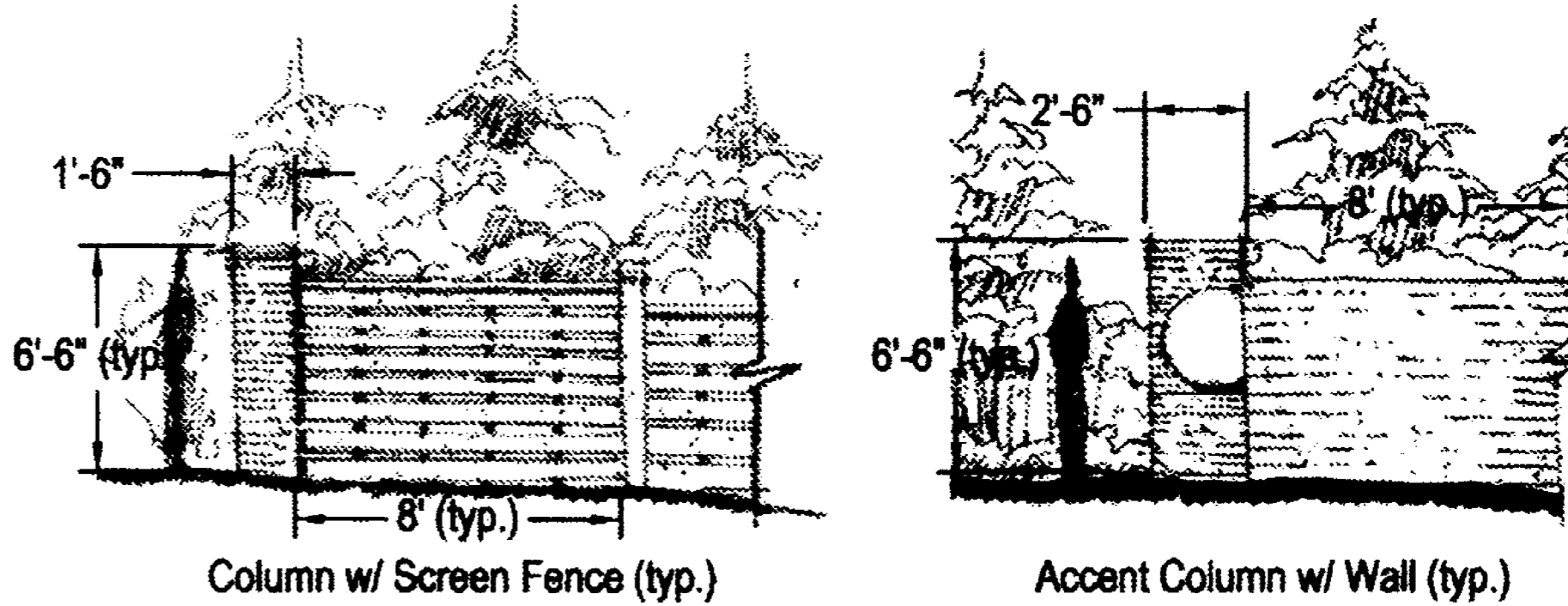
#### Community Lighting Objectives:

- Utilize dusk to dawn fixtures.
- At intersections, utilize similar fixture style as required to ensure adequate lighting levels.
- Utilize natural-like materials to reflect the character of the architecture and community.
- Promote sustainable lighting opportunities for the community to save energy, reduce lighting pollution, and reduce maintenance.
- Create distinct lighting packages for each planned area that compliments adjacent areas, yet aids in wayfinding.

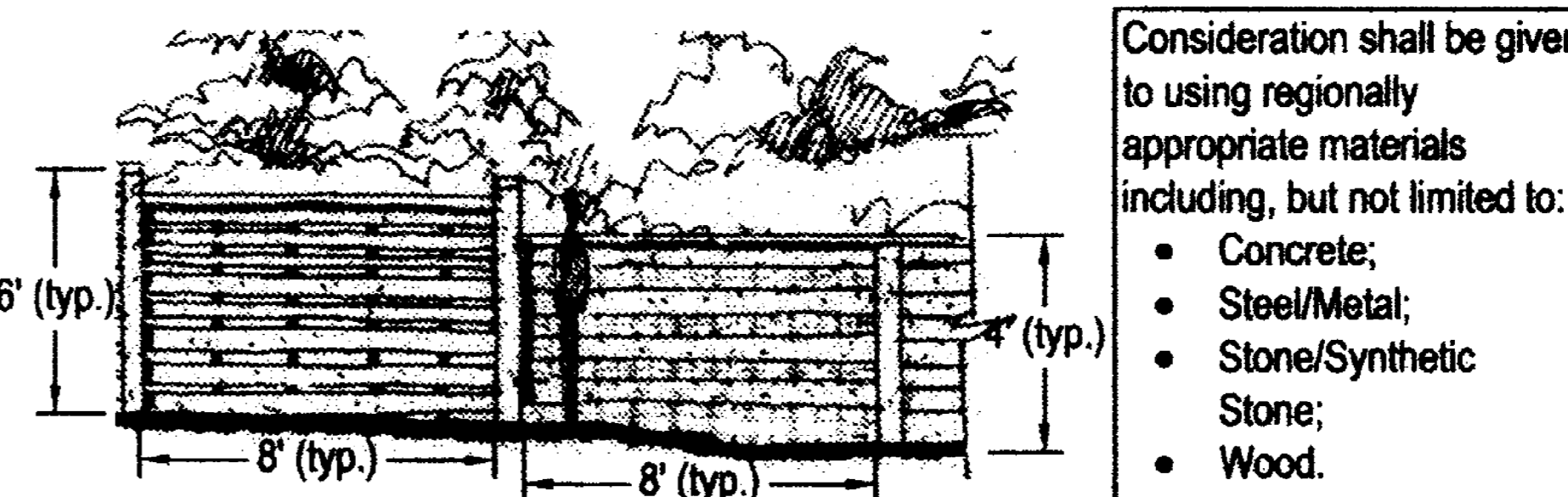


Note: Final lighting style will be determined prior to PUD Permit submittal. Representational image shown.

### D. FENCE / SCREEN WALL OPPORTUNITIES



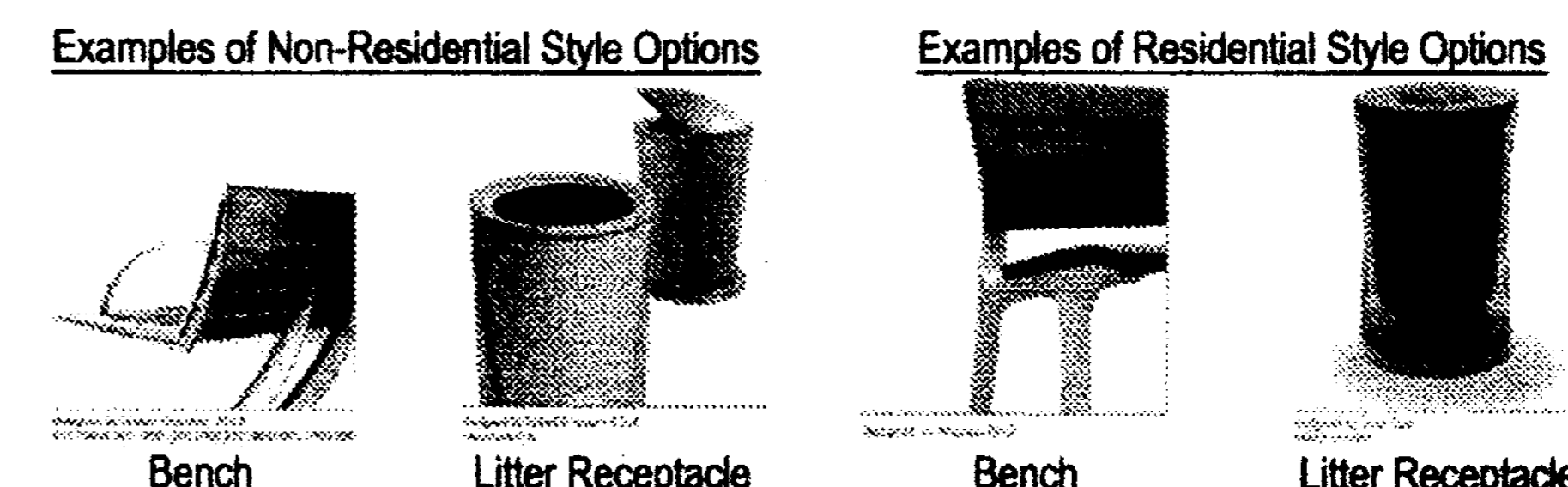
Community fencing shall be incorporated to contain areas (as needed), promote wayfinding, and enhance the community image. Open rail fences shall be incorporated in key locations to promote connectivity between spaces. Solid fences shall be encouraged to screen rear yard areas, visually challenging areas, and provide privacy. Columns shall be incorporated in key visual areas. A solid wall or wall element (including landscaping, planters, etc.) may be incorporated to buffer residential from adjacent uses. Special areas may also incorporate brand identity plaques. Throughout the community a range of materials, fence heights and breaks between similar fencing applications shall be required to promote visual variety and interest.



Note: Heights shown on wall elevations are typical and intended to convey design intent. Final height to be determined during PUD permit submittal.

### E. SITE AMENITY CHARACTER

Site amenities will be selected to promote the distinct character of community. Site amenities are intended to be selected as compatible packages based on the use area and shall be compatible with the lighting and fencing styles. Amenities, while compatible in style, shall be made of a range of materials and finishes to reflect the unique character associated with the specific use. Commercial areas, as an example, shall use the most durable finishes such as aluminum or powder coated metal. The general site amenities below show compatible elements and styles with a range of appropriate materials. The images below are represent the range of styles available. Final selections will be determined during the PUD Permit process. Typical site amenities for Settlers Crossing will include a variety of benches, litter receptacles, bike racks, picnic tables, pet stations, fitness stations, and playgrounds. All amenities will be unified and determined during the PUD Permit process.



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#### Issue Date

05/26/09

#### Revision Date

08/26/09

10/15/09

#### Sheet Title

COMMUNITY DESIGN  
ELEMENTS

#### Sheet Number

11 of 12

# SETTLERS CROSSING

## PUD ZONE DOCUMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

### SHEET 12 OF 12 ROADWAY STANDARDS



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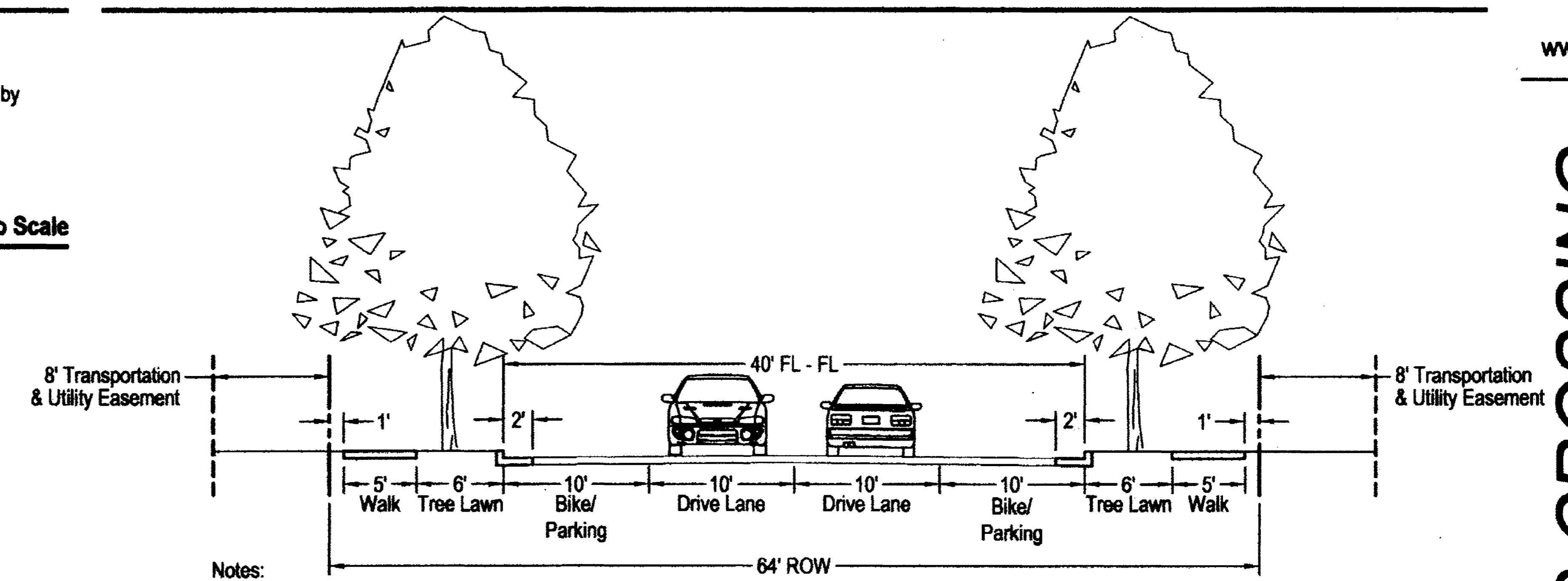
**SETTLERS CROSSING**  
PUD ZONE DOCUMENT  
COMMERCE CITY, COLORADO

#### ROADWAY STANDARDS NOTE

- The street sections included within this PUD Zone Document, with the exception of the alley street section, are based upon the Commerce City *Engineering Construction Standards and Specifications*, Chapter 3, Revised 2007.
- Private streets are permitted within Settlers Crossing. Design and implementation shall be provided at time of PUD Permit. Private streets shall be reviewed by Staff and approved administratively.

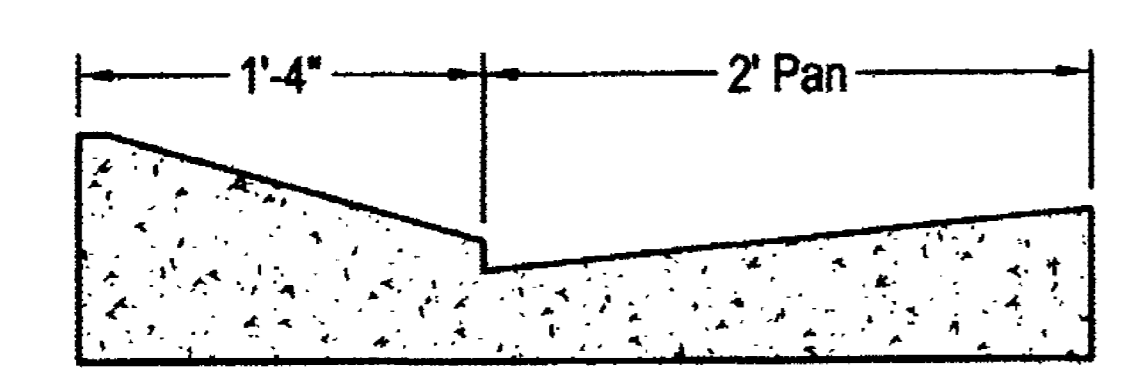
#### MINOR COLLECTOR - 64' w/ Detached Walks

Not to Scale



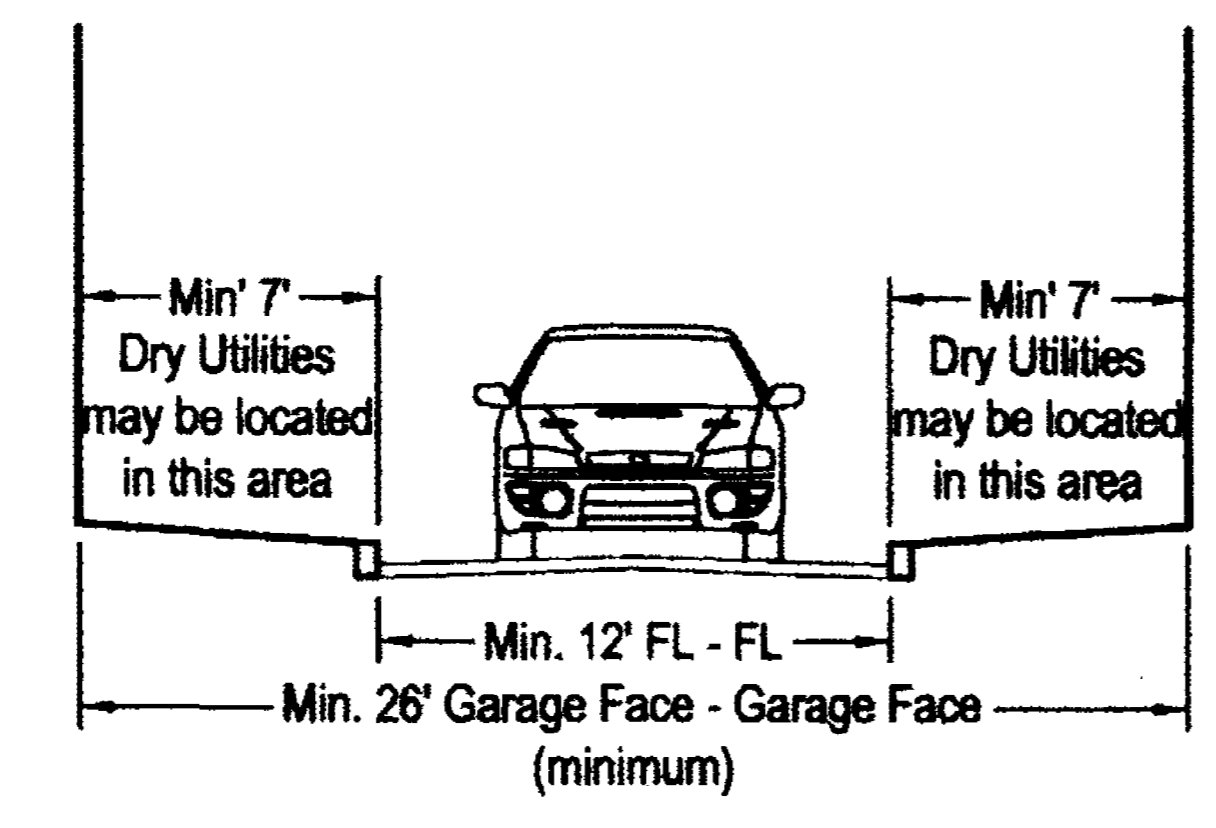
#### MOUNTABLE CURB DETAIL

Not to Scale



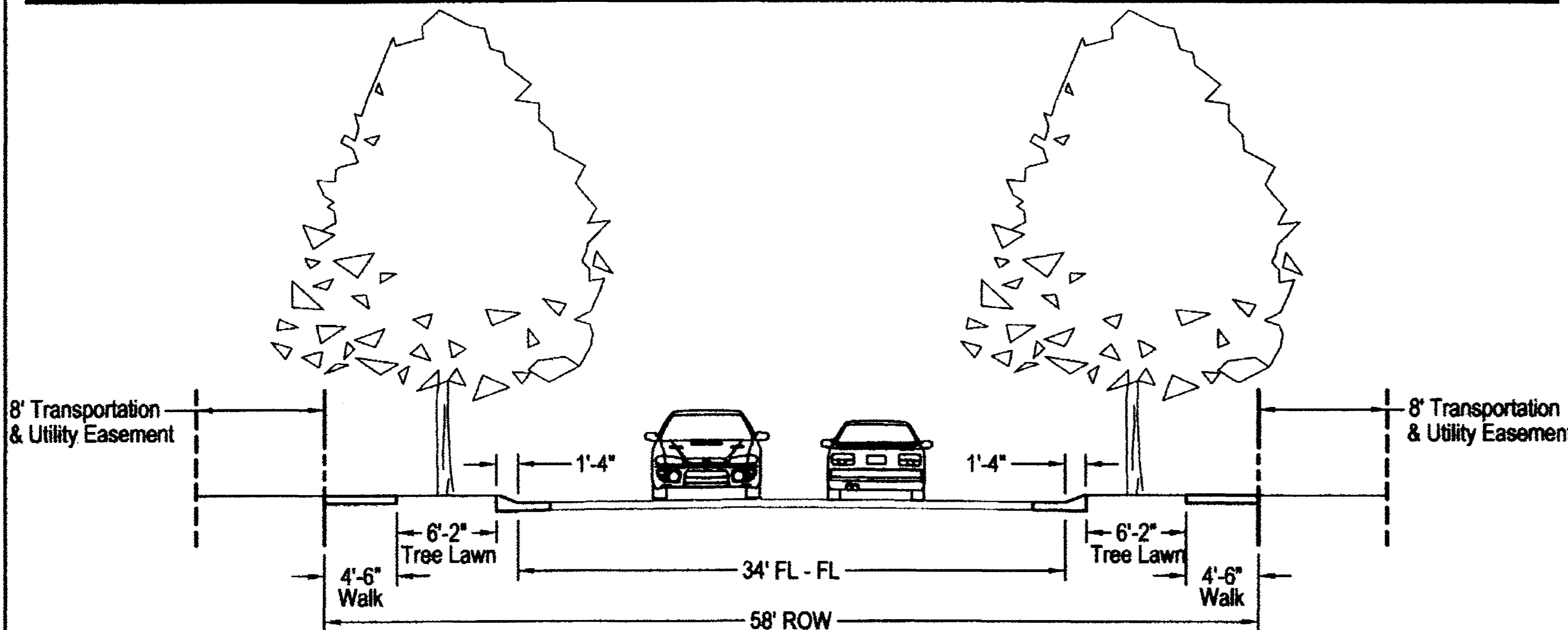
#### ALLEY - 26'

Not to Scale



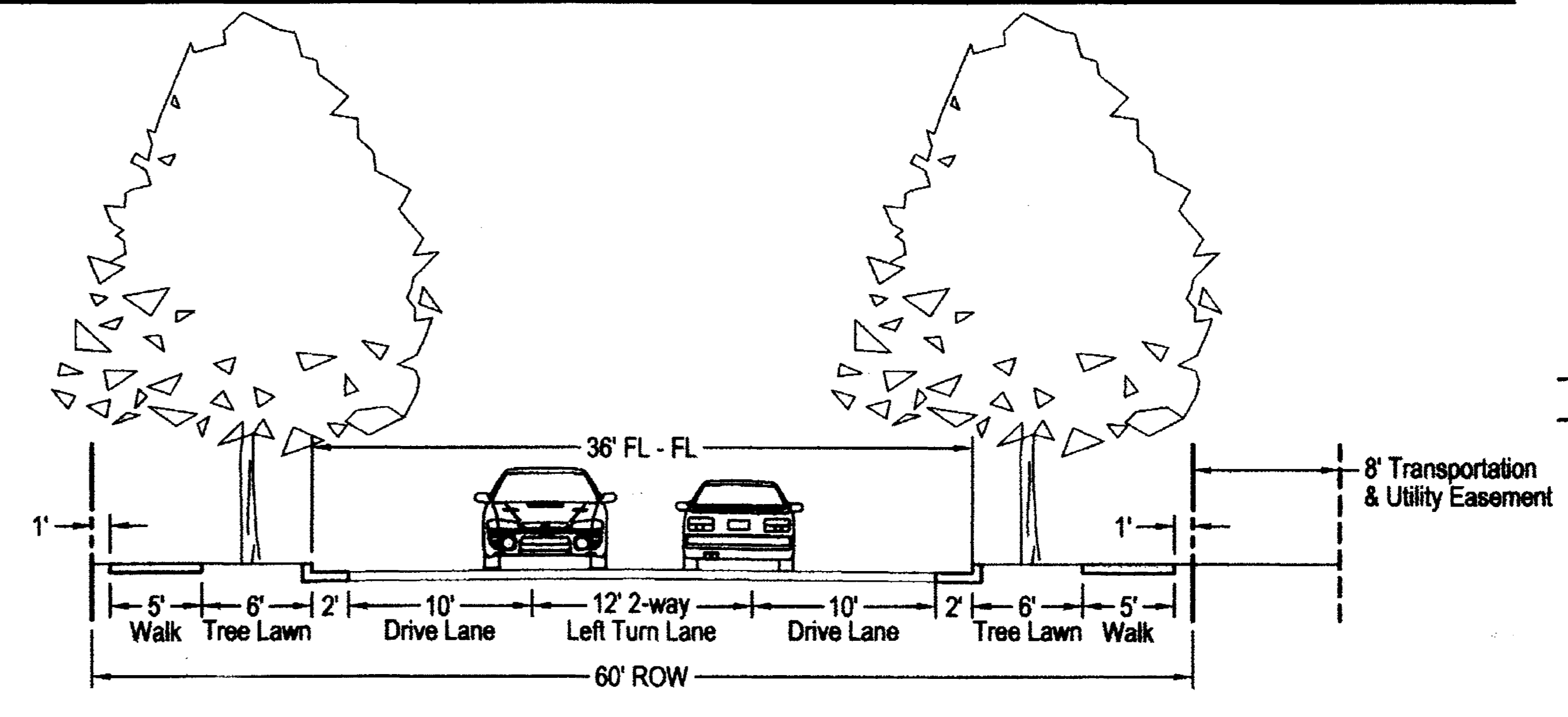
#### LOCAL - 58' w/ Detached Walks and Mountable Curbs

Not to Scale



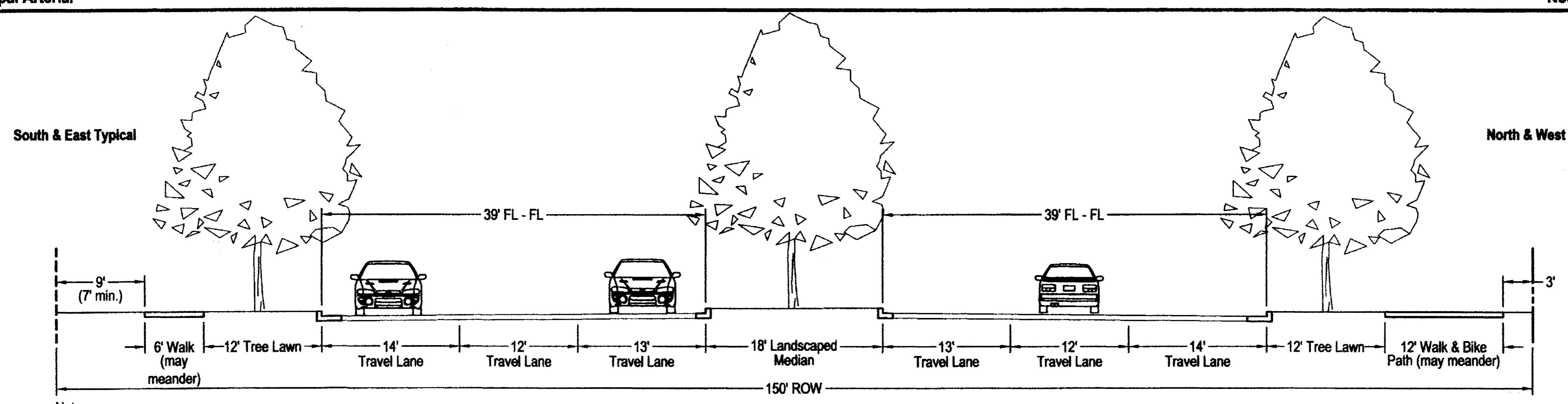
#### Local Commercial

Not to Scale



#### Principal Arterial

Not to Scale



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ROADWAY STANDARDS

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