

# THE MILE HIGH GREYHOUND PARK PUD PUD ZONE DOCUMENT - AMENDMENT 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7,  
TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### LEGAL DESCRIPTION

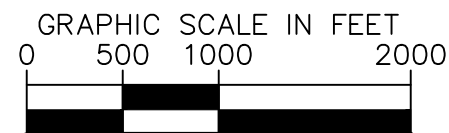
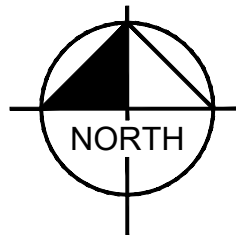
KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF COMMERCE CITY URBAN RENEWAL AUTHORITY, BEING THE OWNERS OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; MILE HIGH GREYHOUND PARK TRACT A, MILE HIGH GREYHOUND PARK 7TH AMND OUTLOT A, AND MILE HIGH GREYHOUND PARK 7TH AMND OUTLOT B.

CONTAINS 458,099 SQUARE FEET OR 10.5165 ACRES, MORE OR LESS

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.



VICINITY MAP



SHEET INDEX:  
1 - COVER SHEET  
2 - ALLOWABLE USES

### OWNER'S CERTIFICATE

I \_\_\_\_\_, BEING THE OWNER/ LIEN HOLDER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS STATED HEREIN.

OWNERS NAME \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

CITY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

### CITY APPROVAL

APPROVAL OF THE CITY OF COMMERCE CITY PLANNING COMMISSION APPROVED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

CHAIRPERSON \_\_\_\_\_

APPROVAL OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY: APPROVED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

CITY CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_

# Kimley»Horn

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6200 SOUTH SYRACUSE WAY SUITE 300  
GREENWOOD VILLAGE, CO. 80111

DESIGNED BY: KMC  
DRAWN BY: CCB  
CHECKED BY: KMC  
DATE: 7/23/24

MILE HIGH GREYHOUND PARK PUD  
PUD ZONE DOCUMENT - AMENDMENT 2  
COMMERCE CITY URBAN RENEWAL AUTHORITY  
COVER SHEET

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

Kimley»Horn  
Kimley-Horn and Associates, Inc.

AMENDMENT 2	CCB	07/23/24	KMC
NO.	REVISION	BY	DATE
			APPR.

PROJECT NO.  
196057002

SHEET  
1 of 2

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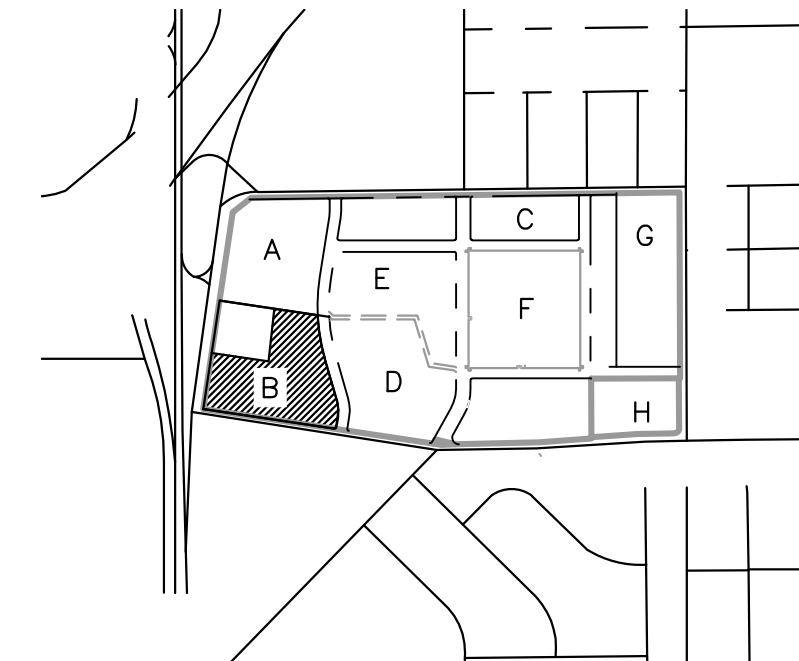
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7,  
TOWNSHIP 3 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT IS TO MODIFY THE ALLOWABLE USES OF PARCEL B.

ALLOWABLE LAND USE TABLE	
Note: Changes from the First Amendment document highlighted in grey.	
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE Blank Cell = EXCLUDED	
SPECIFIC USE TYPE	PARCEL
B	
<b>NON-RESIDENTIAL USES</b>	
Community Garden	R
Doggie Day Care Centers	R
Veterinary Offices or Clinics	R
Radio or Television Broadcasting Offices	R
Hardware or Home Improvement Stores	R
Bar, Tavern, Night Club	R
Brewpub	R
Catering Services	R
Coffee Sales (W/O Drive Thru)	R
Coffee Sales (W/ Drive Thru) (1)	R
Restaurant (W/O Drive Thru)	R
Restaurant (W/ Drive Thru) (1)	R
Tasting Room	R
Bank or Financial Institution (W/O Drive Thru)	R
Bank or Financial Institution (W/ Drive Thru) (1)	R
Convenience Store/Grocery Store (<5,000 sf) (5)	R
Grocery Store (> 5,000 sf)	R
Liquor Store	R
Delicatessen, Retail Bakery, Specialty Food Market, Coffee Shop	R
Business or Professional (Including Medical/Dental Office, Clinics)	R
General Offices	R
Courier Services	R
Massage Therapy Offices/ Clinics	R
Instructional Services, Studios	R
Bingo Establishments	R
Performance Centers	R
Bowling, Billiards, Movie Theaters, & Similar Uses	R
Health Clubs	R
Indoor/Outdoor Recreation	R
Retail Business Store (<25,000 sf)	R
Retail Business Store (>25,000 sf)	R
Tattoo Parlor	R
Thrift/Consignment Store	R
Hotel or Motel Lodging Establishments	R
Microbrewery	R
Micro-Winery	R
Private Lodge or Club	R
Events Center (<15,000 sf)	R
Events Center (>15,000 sf)	P
Child Care Center	R
Adult Day Care Center	R
Library	R
Museum	R
Public Administrative Office	R
Public Park or Recreation Facilities	R
Public Auditorium	R
Church or Religious Institution	R
Elementary or Secondary Education Schools	R
Private Business, Trade, and Vocational Schools	R

SPECIFIC USE TYPE	PARCEL
Post secondary Colleges and Universities	R
School of Special Instruction	R
Parking Garage as a Stand Alone Use	P
Public Transit Terminal/Stop/Station or Similar (3)	R
Public Utility Office	R
Wind Energy Conversion System (Windmills)	P
<b>RESIDENTIAL USES</b>	
Group Homes - Type A (Federally Protected Classes)	
Multi-Family Dwelling	P(6)
Single Family Detached Dwelling	
Single Family Attached Dwelling	
Home Occupation	
Assisted Living Facility	
Nursing Homes	
Accessory Dwelling Unit	



KEY MAP

- DRIVE THRU USES FOR RESTAURANTS OR COFFEE SALES SHALL BE LIMITED TO A TOTAL OF TWO (2) WITHIN PARCEL B. BANK OR FINANCIAL INSTITUTIONS WITH DRIVE THRU USES SHALL BE LIMITED TO A TOTAL OF ONE (1) AND MUST BE LOCATED IN THE END UNIT OF A MULTI-TENANT BUILDING WITHIN PARCEL B. DRIVE THRU USES WILL BE ALLOWED ADJACENT TO 62ND STREET AND WILL PROVIDE ENHANCED SCREENING VIA 3' OR GREATER BERMS & DENSE LANDSCAPING TO PROVIDE INCREASED IMAGE STANDARDS.
- RESTAURANT, COFFEE SALES, BANKS, AND SIMILAR USES WITH DRIVE-THRU/UP SHALL ADHERE TO ALL REQUIREMENTS AS STIPULATED IN THE ADOPTED DESIGN STANDARDS AND GUIDELINES FOR MILE HIGH GREYHOUND PARK, WHICH MAY BE AMENDED FROM TIME TO TIME BY THE COMMUNITY DEVELOPMENT DIRECTOR.
- PUBLIC BUS AND TRANSIT SHOPS ARE ALLOWED THROUGHOUT THE DEVELOPMENT. TRANSIT TERMINALS ARE ALLOWED AS A USE-BY-RIGHT IN PARCELS A, B, AND D.
- ONLY TRUE VERTICAL MIXED USE WITH GROUND FLOOR COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT ABOVE WILL BE CONSIDERED THROUGH A USE-BY PERMIT PROCESS. GROUND FLOOR TENANTS ASSOCIATED WITH THE RESIDENTIAL DEVELOPMENT, SUCH AS LAUNDRY ROOMS AND LEASING OFFICES WILL NOT CONSTITUTE VERTICAL MIXED USE WITHOUT ADDITIONAL UNAFFILIATED COMMERCIAL USES.
- CONVENIENCE STORE DOES NOT INCLUDE GASOLINE SALES.

#### GENERAL NOTES -- LAND USE TABLE

- CERTAIN USES ARE PROHIBITED WITHIN THE MILE HIGH GREYHOUND PARK. THESE INCLUDE -- BUT ARE NOT LIMITED TO -- VEHICLE REPAIR, OUTDOOR STORAGE, SEXUALLY ORIENTED BUSINESSES, TYPE B GROUP HOMES (NOT FEDERALLY PROTECTED CLASSES), AND MARIJUANA RELATED USES.
- THE 500-FOOT SEPARATION REQUIREMENT BETWEEN AN EDUCATION FACILITY AND AN ESTABLISHMENT HOLDING A LIQUOR LICENSE SHALL NOT APPLY TO THE BREWPUB, BEER AND WINE, HOTEL AND RESTAURANT, AND ART GALLERY CLASSES OF LIQUOR LICENSE.

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