

NEXUS NORTH AT DIA PUD ZONE DOCUMENT AMENDMENT NO. 3

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 2 OF 7

STATEMENT OF PROJECT INTENT:

NEXUS NORTH AT DIA IS A PROPOSED 170 ACRE PLANNED DEVELOPMENT THAT WILL SERVE AS A REGIONAL, COMMUNITY EMPLOYMENT AND COMMERCIAL CENTER. IT'S STRATEGIC LOCATION, NORTH OF THE DIA TECH CENTER, CLOSE TO THE DENVER INTERNATIONAL AIRPORT, PENA BLVD, AND TOWER ROAD PROVIDES A UNIQUE OPPORTUNITY TO CREATE AN EMPLOYMENT CENTER THAT CAN ACCOMMODATE A VARIETY OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL.

NEXUS NORTH AT DIA INCLUDES A MASTER FRAMEWORK PLAN IN WHICH PLANNING AREAS HAVE BEEN LOCATED AND CONFIGURED UTILIZING LOCATIONAL CRITERIA ASSOCIATED WITH EACH RESPECTIVE LAND USE. IN ADDITION TO THE LOCATIONAL CRITERIA, THE MASTER FRAMEWORK PLAN HAS BEEN CONFIGURED TO PRESERVE AND MAINTAIN THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR THAT MEANDERS THROUGH THE NORTHEAST AREA OF THE PROPERTY. PRESERVING AND ENHANCING THE SECOND CREEK CORRIDOR PROVIDES A VISUAL AND FUNCTIONAL AMENITY THAT WILL REINFORCE COMMUNITY AND REGIONAL CONNECTIVITY.

PLANNING AREAS 1-3 ARE LOCATED IN THE I-1 LIGHT INDUSTRIAL, OFFICE AND FLEX CAMPUS CLASSIFICATION WHICH MAY INCLUDE A VARIETY OF OFFICE, OFFICE/FLEX, LIGHT INDUSTRIAL, DISTRIBUTION AND GREEN INDUSTRY USES.

PLANNING AREA 4 IS LOCATED ADJACENT TO THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. THIS PLANNING AREA IS DESIGNED TO SERVE AS A BUFFER BETWEEN PLANNING AREAS 1-3 AND THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. DRAINAGE FACILITIES SUCH AS DETENTION PONDS MAY BE LOCATED IN THIS PLANNING AREA.

THE LAND USE PLAN IS ORGANIZED TO CREATE AN EMPLOYMENT CENTER, ACCOMMODATE VEHICULAR ACCESS AND CIRCULATION, CREATE REGIONAL AND LOCAL PEDESTRIAN CONNECTIVITY, MAXIMIZE STREET FRONTAGE, MAINTAIN NATURAL DRAINAGE SYSTEMS, AND PRESERVE THE NATURAL INTEGRITY OF, AND PROVIDE ACCESS TO, THE SECOND CREEK CORRIDOR. THE DEVELOPMENT WILL INCORPORATE ON-SITE STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

NEXUS NORTH AT DIA IS PLANNED AS A MULTI-USE COMMERCIAL AND EMPLOYMENT CENTER OF COMPLIMENTARY LAND USES THAT WILL BE IMPLEMENTED AND MAINTAINED UTILIZING INTEGRATED PLANNING PRINCIPLES. THESE INTEGRATED PLANNING PRINCIPLES WILL ENSURE THAT ALL PROJECT ELEMENTS ARE HARMONIOUS WITH THE NATURAL ENVIRONMENT OF THE SITE, COMPATIBLE WITH EACH OTHER AND RESPONSIVE TO THE DIA TECH CENTER PROJECT INTENT.

INTEGRATED PLANNING AND DESIGN PRINCIPLES INCLUDE THE FOLLOWING:

- MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS
- CONNECTIVITY
- PRESERVE AND ENHANCE NATURAL SYSTEMS
- PEDESTRIAN-ORIENTED STREETSCAPES
- ENVIRONMENTAL STEWARDSHIP

MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS

- CREATE A MULTI-USE EMPLOYMENT CENTER THAT CAN ACCOMMODATE MULTIPLE LAND USES. THESE LAND USES MAY INCLUDE RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX AND "JUST IN TIME" MANUFACTURING, DISTRIBUTION AND AIRPORT RELATED USES.

CONNECTIVITY

- ESTABLISH SAFE AND CONVENIENT PEDESTRIAN AND AUTOMOBILE CONNECTIONS WITHIN NEXUS NORTH AT DIA AND ADJACENT PROPERTIES.
- ESTABLISH SAFE AND COMFORTABLE PEDESTRIAN CONNECTIONS TO THE SECOND CREEK GREENWAY.
- CREATE WALKABLE COMMERCIAL AND EMPLOYMENT CENTERS.
- REINFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

PRESERVE AND ENHANCE NATURAL SYSTEMS

- PRESERVE THE SECOND CREEK CORRIDOR
- PROVIDE PEDESTRIAN CONNECTIONS FROM ADJACENT PLANNING AREA TO THE SECOND CREEK CORRIDOR, E. 88TH AVE, AND BUCKLEY ROAD TRAIL.
- UTILIZE ARCHITECTURE AND LANDSCAPE ARCHITECTURE TO REINFORCE EDGES AND SPACES.

PEDESTRIAN-ORIENTED STREETSCAPES

- CREATE STREETSCAPES FOR NEXUS NORTH AT DIA THAT WILL PROVIDE A SAFE AND CONVENIENT CORRIDORS FOR MOTORISTS AND PEDESTRIANS.
- UTILIZE SITE PLANNING, ARCHITECTURE AND LANDSCAPE ELEMENTS TO CREATE VISUALLY INTERESTING AND HUMAN-SCALE STREETSCAPES.
- CREATE A HIERARCHY OF STREETSCAPES THAT WILL REINFORCE THE PEDESTRIAN CONNECTIVITY ALONG THE DIFFERENT STREET CLASSIFICATIONS IN NEXUS NORTH AT DIA.

ENVIRONMENTAL STEWARDSHIP

- CREATE A MULTI-USE COMMUNITY THAT WILL ENCOURAGE PEDESTRIAN ACTIVITY AND THE USE OF MULTI-MODAL TRANSPORTATION.
- UTILIZE DURABLE AND QUALITY CONSTRUCTION MATERIALS FOR BUILDINGS AND LANDSCAPES.
- IMPLEMENTATION OF AN INTEGRATED APPROACH TO LANDSCAPE DESIGN AND WATER CONSERVATION.
- ENCOURAGE THE DESIGN AND CONSTRUCTION OF ENERGY EFFICIENT BUILDINGS.

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THE DEVELOPER SHALL PREPARE DESIGN STANDARDS AND GUIDELINES TO ENSURE THE PRINCIPLES AND THE DESIGN INTENT FOR EACH RESPECTIVE ELEMENT IS IMPLEMENTED IN A HARMONIOUS AND UNIFIED MANNER. THESE DESIGN STANDARDS AND GUIDELINES WILL ADDRESS EACH ELEMENT RELATED TO SITE

SITE PLANNING, OPEN AREAS, PEDESTRIAN AND BICYCLE CIRCULATION, LANDSCAPING, ARCHITECTURE, AND SIGNAGE AND LIGHTING ELEMENTS FOR THE DEVELOPMENTS. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR IMPLEMENTATION.

DESIGN STATEMENTS ARE PREPARED FOR NEXUS NORTH AT DIA TO ENSURE THAT THE INTEGRATED PLANNING PRINCIPLES OUTLINED ABOVE ARE ACHIEVED WITHIN EACH DESIGN ELEMENT AND PREPARED TO REINFORCE A UNIFORM AND HARMONIOUS CHARACTER FOR NEXUS NORTH AT DIA. THE FOLLOWING IS AN OUTLINE OF THE DESIGN INTENT ASSOCIATED WITH EACH ELEMENT.

SITE PLANNING

INTENT:
PROVIDE SAFE AND CONVENIENT AUTOMOBILE AND PEDESTRIAN CIRCULATION WITH QUALITY SITE PLANNING OF BUILDINGS, PARKING FACILITIES AND PEDESTRIAN WALKS AND PLAZAS. TO TREAT TOWER ROAD AS DEVELOPMENT FRONTAGE. TO DEVELOP COMPREHENSIVE, MULTI-SITE PARKING STRATEGIES THAT MINIMIZE REDUNDANT ACCESS AND THAT MAXIMIZE OPEN SPACE AND LANDSCAPING. TO LOCATE AND ORIENT SITE IMPROVEMENTS AND BUILDINGS AS REQUIRED TO PRESERVE THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR AND ROCKY MOUNTAIN WILDLIFE REFUGE LOCATED ON THE WEST OF PLANNING AREAS 1 AND 3.

OPEN AREAS, PEDESTRIAN AND BICYCLE CIRCULATION

INTENT:
TO PROVIDE A SAFE, CONVENIENT AND AN INTERCONNECTED ENVIRONMENT FOR PEDESTRIANS. TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, BICYCLISTS AND PEDESTRIANS. TO PROVIDE PEDESTRIAN CONNECTIONS TO COMMUNITY OPEN AREAS INCLUDING THE SECOND CREEK CORRIDOR AND TRIBUTARY.

LANDSCAPING

INTENT:
TO MITIGATE THE VISUAL IMPACT OF LARGE BUILDING AND EXPANSIVE PARKING LOTS. TO REINFORCE AND ENHANCE A UNIFIED AND HARMONIOUS CHARACTER. TO PROVIDE TRANSITIONS BETWEEN DEVELOPED AREAS AND THE SECOND CREEK CORRIDOR. TO INTEGRATE AND UTILIZE LANDSCAPE DESIGN TO REINFORCE SITE DESIGN SUCH AS ENHANCING ARRIVAL, PEDESTRIAN CIRCULATION AND BUILDING PLACEMENT. TO REINFORCE THE PROJECT CHARACTER WITH COORDINATED LANDSCAPE ALONG PUBLIC STREETS. TO PROVIDE SAFE AND CONVENIENT PEDESTRIAN STREETSCAPE ENVIRONMENTS. REFER TO THE NEXUS NORTH DIA DESIGN STANDARDS AND GUIDELINES.

ARCHITECTURE

INTENT:
TO ENCOURAGE RICHNESS AND DIVERSITY IN BUILDING ARCHITECTURE THAT IS WELL ARTICULATED TO PROVIDE HUMAN SCALE, INTEREST AND ORIENTATION AS WELL AS REINFORCE THE SPATIAL DEFINITIONS TO PUBLIC SPACES, INCLUDING STREETS. TO ENCOURAGE VARIED BUILDING FORM AND PROFILE WITHIN LARGE STRUCTURES AND BUILDING GROUPS. TO PROVIDE HUMAN SCALE AND VISIBLE ORIENTATION TO ENTRIES. TO MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICE AREAS ON ADJOINING STREETS, PUBLIC SPACES AND ADJACENT PROPERTY. TO ESTABLISH COMPLIMENTARY LEVELS OF MATERIAL QUALITY AND DETAIL. TO ESTABLISH LEVELS OF MATERIAL, DETAIL AND QUALITY THAT WILL BE COMPATIBLE AND EMPHASIZE PROJECT CHARACTER. TO PROVIDE DURABILITY, PERMANENCY, AND QUALITY THROUGHOUT DIA TECH CENTER. REFER TO THE NEXUS NORTH DIA DESIGN STANDARDS AND GUIDELINES.

SIGNAGE AND LIGHTING

INTENT:
TO DEVELOP AND ESTABLISH A COMPREHENSIVE SIGNAGE AND MONUMENTATION PROGRAM THAT REQUIRES COORDINATING THE DESIGN AND PLACEMENT OF SIGNAGE WITH SITE AND PROJECT DESIGN GOALS. TO ENCOURAGE COORDINATED SIGN PROGRAMS GOVERNING MULTIPLE BUILDINGS AND DEVELOPMENT SITES. TO PROVIDE LIGHTING THAT PROVIDES SAFETY AND A CONSISTENT APPEARANCE. TO LIGHT AREAS CONSISTENTLY THAT IS ATTRACTIVE AND UNOBTUSIVE. TO MINIMIZE OFF-SITE LIGHT IMPACTS AND ACCENTUATE DESIGN FEATURES OF THE SITE AND ARCHITECTURE. REFER TO THE NEXUS NORTH DIA DESIGN STANDARDS AND GUIDELINES.

STATEMENT OF EXISTING AMENITIES:

THE EXISTING SITE LACKS FEW NOTABLE AMENITIES. IN ITS CURRENT STATE, THE SITE IS AN OPEN FIELD OF LOW GRASSES FENCED AROUND ITS PERIMETER. THE MOST NOTABLE FEATURE IS SECOND CREEK IN THE NORTH EAST CORNER OF THE PROPERTY AND THE EXISTING BUCKLEY ROAD TRAIL ALONG THE WEST BOUNDARY.

STATEMENT OF PROJECT 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, MOVING FROM SOUTH TO NORTH.

STATEMENT OF UNIQUE FEATURES OF THE DEVELOPMENT:

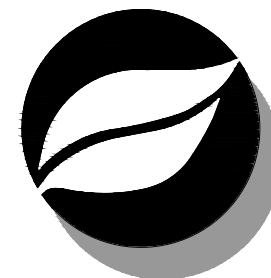
THE PROPOSED DEVELOPMENT WILL BUILD UPON THE DIA TECH CENTER CREATING AN EMPLOYMENT CENTER WITH A MIX OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL. THE PROJECT WILL CONNECT TO TWO GREAT OPEN SPACES; THE ROCKY MOUNTAIN ARSENAL WILDLIFE REFUGE AND THE SECOND CREEK OPEN SPACE. THE PROPOSED DEVELOPMENT WILL MAINTAIN NATURAL DRAINAGE SYSTEMS AND WILL INCORPORATE ON-SITE STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

STATEMENT OF EXISTING CHALLENGES FOR THE DEVELOPMENT:

THERE ARE NO ECOLOGICAL SITE CONSTRAINTS OR LAND USE CONDITIONS THAT WOULD KEEP THIS PARCEL FROM BEING DEVELOPED. THERE IS AN EXISTING PUBLIC SERVICE EASEMENT CONTAINING TWO HIGH PRESSURE GAS LINES WHICH FUTURE DESIGN WILL ACCOMMODATE. THE PARCEL IS IN THE SECOND CREEK DRAINAGE BASIN, WHICH HAS A MAPPED FLOODPLAIN. THERE ARE NO BODIES OF WATER OR IRRIGATION DITCHES ON THE PROPERTY.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE GOALS & POLICIES:

THE NEXUS NORTH AT DIA DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT COMPREHENSIVE PLAN. THE PLANNED DEVELOPMENT IS WITHIN THE CITY'S IGA GROWTH BOUNDARY AND THE FUTURE LAND USE IS IDENTIFIED AS (I1) INDUSTRIAL/DISTRIBUTION WITH EMPLOYMENT CAMPUS/BUSINESS CENTER DESIGNATION. NEXUS NORTH AT DIA'S PROPOSED LAND USES ARE CONSISTENT WITH THE INDUSTRIAL, DISTRIBUTION, MANUFACTURING, AND COMMERCIAL LAND USE CLASSIFICATIONS. THE NEXUS NORTH AT DIA DEVELOPMENT WILL INCORPORATE A HIGH LEVEL DESIGN QUALITY TO IT'S ARCHITECTURE AND LANDSCAPE TREATMENTS.



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PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTAL / REVISIONS:	
CITY SUBMITTAL	• June 12, 2018
RESUBMITTAL	
PER COMMENTS	• Oct. 8, 2018
RESUBMITTAL	
PER COMMENTS	• Dec. 21, 2018
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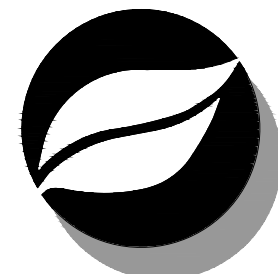
PROJECT DESIGN AND
INTENT

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SHEET 4 OF 7



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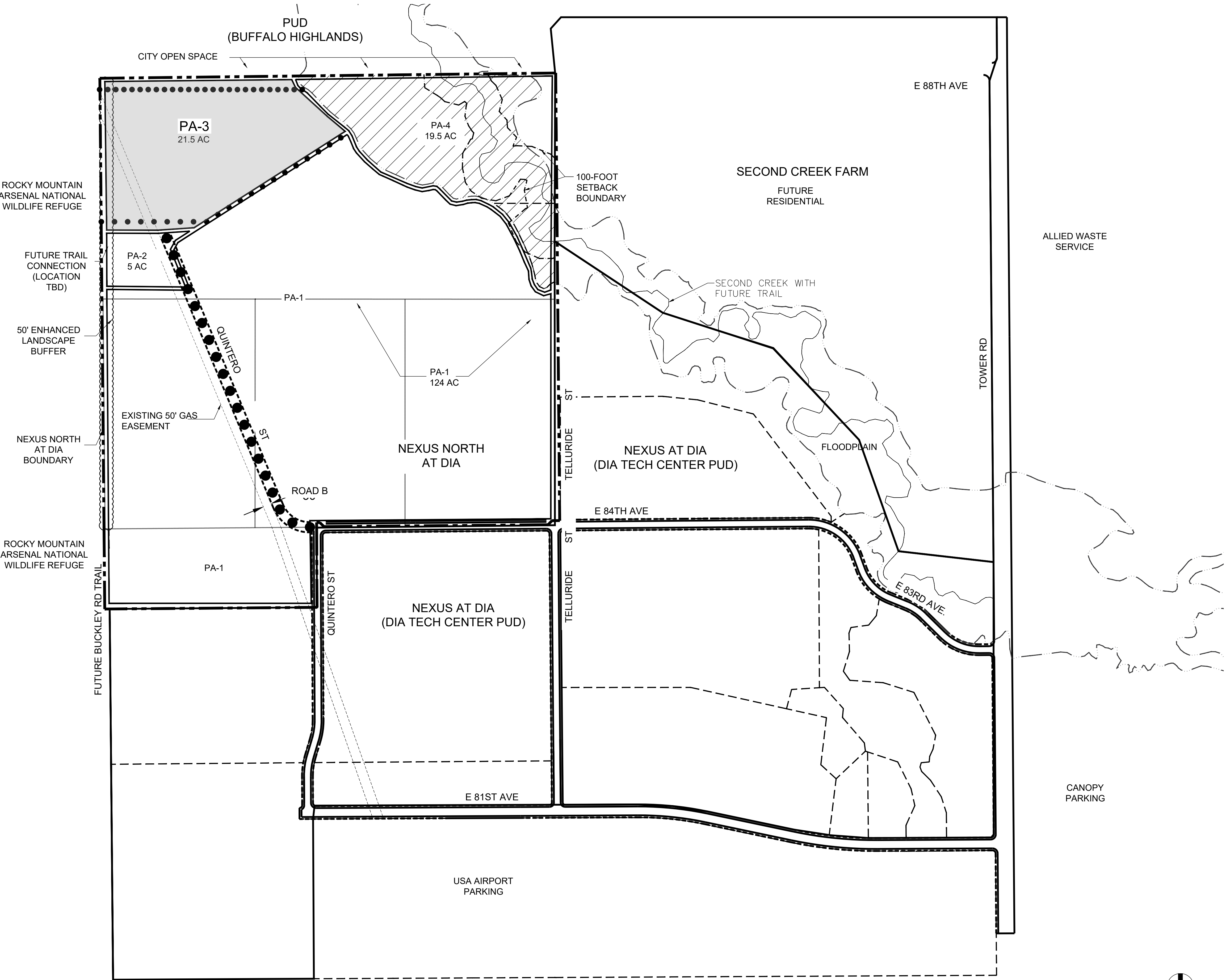
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LAND USE SCHEMATIC

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LEGEND:

NEXUS NORTH AT DIA BOUNDARY
FLOODPLAIN/OPEN SPACE
ZONING AREA BOUNDARY
PA-3
50' ENHANCED LANDSCAPE AND
VIEW PRESERVATION
EXISTING PARCEL BOUNDARY
FLOODPLAIN LINE
CONCEPTUAL ROAD LOCATION
(FINAL ALIGNMENT TBD)
CONCEPTUAL PEDESTRIAN TRAIL
(FINAL ALIGNMENT TBD)
APPROXIMATE 100-FT SETBACK
FROM SECOND CREEK TOP OF
BANK
RIGHT-OF-WAY

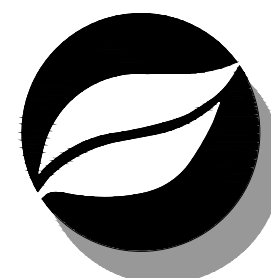


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PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

LAND USE TABLE			
PLANNING AREA	USE*	SIZE (ACRES)	PERCENT OF TOTAL (GROSS)
PA-1	I-1, Light-intensity Industrial, Office and Flex Campus (Highest Intensity Uses)	124	73%
PA-2	I-1, Light-intensity Industrial, Office and Flex Campus (Medium Intensity Uses)	5	4%
PA-3	I-1, Light-intensity Industrial, Office and Flex Campus (Lowest Intensity Uses)	21.5	12%
PA-4	Floodplain/Open Space/Detention/Drainage/On Site Improvements Excluding Building Pads	19.5	11%

* SEE USES CHART ON SHEET 6

GENERAL NOTES:

- SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
- ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN
 - PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-3, SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED HOWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3.ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN.

PRIMARY STRUCTURE BULK STANDARD NOTES:

- SETBACKS SHALL BE MEASURED FROM THE FOUNDATION OF THE STRUCTURE TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
- ALL MEASUREMENTS ARE IN FEET OR SQUARE FEET UNLESS OTHERWISE NOTED.
- ACCESSORY BULK STANDARDS SHALL CONFORM TO THE PRIMARY STRUCTURE STANDARDS.
- ANY STRUCTURE IN PA-4 WILL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND WILL MEET PUBLIC ZONE DISTRICT STANDARDS UNLESS OTHERWISE APPROVED.
- STRUCTURES LOCATED IN PLANNING AREA PA-3 AND PA-4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE SECOND CREEK TOP OF BANK.

PRIMARY STRUCTURE BULK STANDARDS

PLANNING AREA	MAXIMUM BUILDING HEIGHT	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE	MINIMUM FRONT SETBACK (SEE NOTE 1)	MAXIMUM FRONT SETBACK (SEE NOTE 1)	MINIMUM SIDE SETBACK (SEE NOTE 1)	MINIMUM SIDE SETBACK ADJACENT TO LOCAL OR COLLECTOR STREET (SEE NOTE 1)	MINIMUM REAR SETBACK (SEE NOTE 1)	MINIMUM FLOOR AREA RATIO
PA-1	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-2	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"	15'-0"	15'-0"	20'-0"	0.15
PA-3 (SEE NOTE 5)	100'-0"	1 ACRE	80'-0"	20'-0"	NA	15'-0"	15'-0"	20'-0"	0.15
PA-4 (SEE NOTE 4 AND 5)	NA	NA	NA	NA	NA	NA	NA	NA	NA

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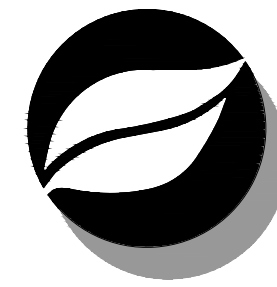
LAND USE TABLE AND
PRIMARY BULK STANDARDS
TABLE

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SHEET 6 OF 7



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ALLOWABLE
USES

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ALLOWABLE USES

ALLOWABLE USES					
ALLOWABLE LAND USE CLASSIFICATIONS					
R=Allowed By Right					
P=Use By Permit					
C=Conditional Use					
NA=Use Not Allowed					
R-A= Use By Right, Accessory Only					
USE CLASSIFICATION	USE TYPE	ALLOWABLE USES BY PLANNING AREA			
AGRICULTURAL USES		PA-1	PA-2	PA-3	PA-4
Horticulture & Nurseries	Community garden	P	P	P	P
	Greenhouse/nursery/tree production (with no outdoor storage)	R	R	R	R
COMMERCIAL USES		PA-1	PA-2	PA-3	PA-4
Adult Businesses	Sexually oriented businesses	NA	NA	NA	NA
Animal Services	Animal boarding (indoor/outdoor kennels) and training	P	P	P	NA
	Doggie day care centers	P	P	P	NA
	Veterinary offices or clinics	R	R	R	NA
Antennas	Antennas for commercial/industrial use accessory to principle use	R-A	R-A	R-A	R-A
	Cell Towers	R	R	R	R
	Radio or television broadcasting offices	R	R	R	NA
Building Materials & Services (retail)	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)	R	R	R	NA
	Landscape equipment, hardscape materials (without outdoor storage)	R	R	R	NA
Eating & Drinking Establishments	Bar, tavern, night club	R	R	R	NA
	Brewpub	R	R	R	NA
	Catering services	R	R	R	NA
	Restaurant with drive-thru/up	R	R	R	NA
	Restaurant without drive-thru/up	R	R	R	NA
	Tasting room	R	R	R	NA
Financial Institutions	Bank or financial institution	R	R	R	NA
Food & Beverage Sales	Convenience store/grocery store (<5,000 sf)	R	R	R	NA
	Grocery store (>5,000 sf)	R	R	R	NA
	Liquor store	R	R	R	NA
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R	NA
Fuel Sales	Fuel sales with no vehicle repair (accessory use only)	R-A	R	R	NA
	Fuel sales with minor vehicle repair (accessory use only)	R-A	R	R	NA
	Fuel sales with major vehicle repair (accessory use only)	R-A	P	P	NA
	Natural gas fuel sales (accessory use only)	R-A	R	R	NA
	Natural gas fuel sales for trucks (accessory use only)	NA	NA	NA	NA
Funeral & Intermment Services	Funeral home	R	R	R	NA
Office	Business or professional (including medical/dental office/clinics)	R	R	R	NA
	Courier services	R	R	R	NA
	Office Campus	R	R	R	NA
	Massage therapy office/clinics	R	R	R	NA
	Substance abuse treatment facility, inpatient Residential	C	C	C	NA
	Substance abuse treatment facility, outpatient clinic	R	R	R	NA
Personal Services	Instructional services, studios	R	R	R	NA
	Temporary/day labor facilities/offices	NA	NA	NA	NA
	Bail bonds	P	P	P	NA
	All other similar uses	R	R	R	NA
Recreation or Amusement Facilities, Private	Bingo establishments/social gaming outlet/performance centers	R	R	R	NA
	Bowling, billiards, movie theaters & similar uses	R	R	R	NA
	Health clubs	R	R	R	NA
	Outdoor recreation	R	R	R	R
	Race track (animal or vehicle)	NA	NA	NA	NA
Repair Services (not including vehicles)	Furniture or major household appliance repair	R	R	R	NA
	All other similar uses	R	R	R	NA

PLANNING AREAS		PA-1	PA-2	PA-3	PA-4
Retail Establishments	Flea markets (indoor/outdoor)	NA	NA	NA	NA
	Machinery sales, excluding truck trailers, heavy equipment, and farm machinery	R	R	R	NA
	Pawn shop	P	P	P	NA
	Retail business store <25,000 sf	R	R	R	NA
	Retail business store >25,000 sf	R	R	R	NA
	Tattoo parlor	R	R	R	NA
	Thrift/consignment store	R	R	R	NA
	Vehicle/Equipment Sales & Services	NA	NA	NA	NA
	Automobile rentals	NA	NA	NA	NA
	Automobile washing facility	R	NA	NA	NA
	Limited moving truck (.30 feet)/equipment self-rental facilities	NA	NA	NA	NA
	Major equipment repair	R	NA	NA	NA
	Motor vehicle dealer/sales, new and used automobiles < 3 acres	NA	NA	NA	NA
	Motor vehicle dealer/sales, new and used automobiles > 3 acres	NA	NA	NA	NA
	Motor vehicle dealer/sales, new and used RVs, trailers, and campers	NA	NA	NA	NA
	Tire shop	R	NA	NA	NA
	Towing services without impound yard	NA	NA	NA	NA
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales or parts)	P	NA	NA	NA
	Vehicle repair, minor	R	NA	NA	NA
	Hotel or motel lodging establishments	R	R	R	NA
Visitor Accommodations		R	R	R	NA
OFFICE FLEX		PA-1	PA-2	PA-3	PA-4
Office Flex	Office flex	R	R	R	NA
INDUSTRIAL USES		PA-1	PA-2	PA-3	PA-4
Auction House or Yard	Auction house (inside)	P	NA	NA	NA
Contractor Operations	Building, developing, general contracting (no outdoor storage)	R	R	R	NA
	Special trade contractors (no outdoor storage)	R	R	R	NA
Manufacturing, Food	Bakeries, pasta and tortilla manufacturing	R	R	R	NA
	Beverage manufacturing	R	R	R	NA
	Brewery	P	P	P	NA
	Dairy product manufacturing	R	R	R	NA
	Distillery	R	R	R	NA
	Fruit and vegetable preserving, and specialty food manufacturing	R	R	R	NA
	Meat products, packaging & processing (no slaughtering)	R	R	R	NA
	Microbrewery	R	R	R	NA
	Micro-winery	R	R	R	NA
	Other food manufacturing	R	R	R	NA
Manufacturing, Machinery	Winery	R	R	R	NA
	Commercial and service industry machinery manufacturing	R	R	R	NA
	Computer and electronic product manufacturing	R	R	R	NA
	Electrical equipment, appliance and component manufacturing	R	R	R	NA
	Furniture and related product manufacturing	R	R	R	NA
	Metalworking machinery	R	R	R	NA
	Miscellaneous manufacturing	R	R	R	NA
	Cutlery and hand tool manufacturing	R	R	R	NA
	Machinery shops, turn products; screw, nut, and bolt manufacturing	R	R	R	NA
	Support activities for oil and gas operations (pipelines, etc)	P	C	C	NA
Manufacturing, Oil and Gas	Apparel manufacturing	R	R	R	NA
	Basket and hamper (wood, reed, rattan, etc.) manufacturing	R	R	R	NA
Manufacturing, Wood Product	Box and crate manufacturing	R	R	R	NA
	Wood product manufacturing	R	R	R	NA
Marijuana Uses	Medical marijuana center	NA	NA	NA	NA
	Medical marijuana infused product manufacturer	NA	NA	NA	NA
	Optional premises cultivation operation	NA	NA	NA	NA
	Primary caregiver	NA	NA	NA	NA
	Retail marijuana cultivation facility	NA	NA	NA	NA
	Retail marijuana product manufacturing facility	NA	NA	NA	NA
	Retail marijuana store	NA	NA	NA	NA
	Retail marijuana testing facility	NA	NA	NA	NA
	Motion Picture and Video Industry	R	R	R	NA
	Motion picture and video industry	R	R	R	NA

PLANNING AREAS		PA-1	PA-2	PA-3	PA-4
Outdoor Storage (See Note 4 and 5)	Above-ground storage tanks < 48,000 gallons (accessory use only)	R-A	NA	NA	NA
	Above-ground storage tanks of propane < 10,000 cubic feet capacity	R-A	NA	NA	NA
Printing and Publishing	Printing and related support activities	R	R	R	NA
	Publishing industry	R	R	R	NA
Research and Development Services	Bio-medical, Pharmaceutical, Other Medical Manufacturing	R	R	R	NA
	Scientific R&D services	R	R	R	NA
	Testing laboratories, medical	R	R	R	NA
	Testing laboratories, non-medical	R	R	R	NA
	Trade and technical uses	R	R	R	NA
	Transportation terminal	R	NA	NA	NA
Truck/Transportation Services	Trailer sales and service limited to use for private passenger motor vehicles	R	NA	NA	NA
	Truck sales (non-trailer)	R	NA	NA	NA
	Truck stop (natural gas sales) (accessory use only)	R-A	NA	NA	NA
	Data Center	R	R	R	NA
Warehousing & Distribution	Household moving center	R	C	NA	NA
	Motor freight transportation terminal and shipping, excluding couriers	R	C	NA	NA
	Mini-storage and warehouse without outdoor storage	C	C	NA	NA
	Produce storage and warehousing	R	C		NA
	Retail sales in conjunction with warehouse establishment	R	C		NA
	Warehousing and storage, general	R	C		NA
Wholesale Establishments (including accessory offices)	Building materials, garden equipment, and supply dealers	R	R	R	NA
	Food production	R	R	R	R
	Grocery and related product wholesale	R	R	R	NA
	Retail sales in conjunction with wholesaling	R	R	R	NA
	Warehousing and wholesaling establishments excluding explosives and live animals	R	C	P	NA
	Wholesale establishments incidental to other principal uses	R	R	R	NA
PUBLIC, INSTITUTIONAL & CIVIC USES	Wholesale houses and distributors (including warehouse clubs)	R	R	R	NA
		PA-1	PA-2	PA-3	PA-4
Airport/Heliport	Public or private heliport	C	C	C	C
Ambulance Service	Garage and office for ambulance service	R	R	R	NA
Clubs and Lodges	Private lodge or club	R	R	R	NA
	Gun club (indoor)	R	R	R	NA
Community Services	Conference Centers	R	R	R	NA
	Events center <15,000 sf	R	R	R	NA
	Events center >15,000 sf	R	R	R	NA
Day Care Facilities, Adult or Child	Child care center	R	R	R	NA
	Adult day care center	R	R	R	NA
Hospitals	Hospital	R	R	R	NA
	Outpatient surgical centers	R	R	R	NA
Public Lands, Parks, and Buildings	Library	R	R	R	NA
	Public administrative office or service building	R	R	R	NA
	Public park or recreational facilities	R	R	R	R
	Public stadium, arena, auditorium	R	R	R	R
	Police or fire station	R	R	R	R
	Other public facility	R	R	R	R
Religious Institutions	Church or religious institution	R	R	R	NA
Educational Facilities	Elementary and secondary education schools	R	R	R	NA
	Private business, trade, and vocation schools	R	R	R	NA
	Post secondary colleges and universities	C	C	C	NA
	Schools of special instruction	R	R	R	NA
Transportation Facilities	Parking garage (accessory use only)	R-A	R	R	P
	Private bus station with repair	P	NA	NA	NA
	Private bus station without repair	P	NA	NA	NA
Utilities	Private auto parking lots	NA	NA	NA	NA
	Electric substation or gas regulator station	C	C	C	C
	Public utility installation	C	C	C	C
	Public utility office	R	R	R	R
	Wind energy conservation systems (windmills)	P	P	P	P
		PA-1	PA-2	PA-3	PA-4
ALL USES		PA-1	PA-2	PA-3	PA-4
Construction	Temporary Staging	P	P	P	R
	Temporary Material Storage	P	P	P	R
Residential Uses	All Residential Uses	NA	NA	NA	NA

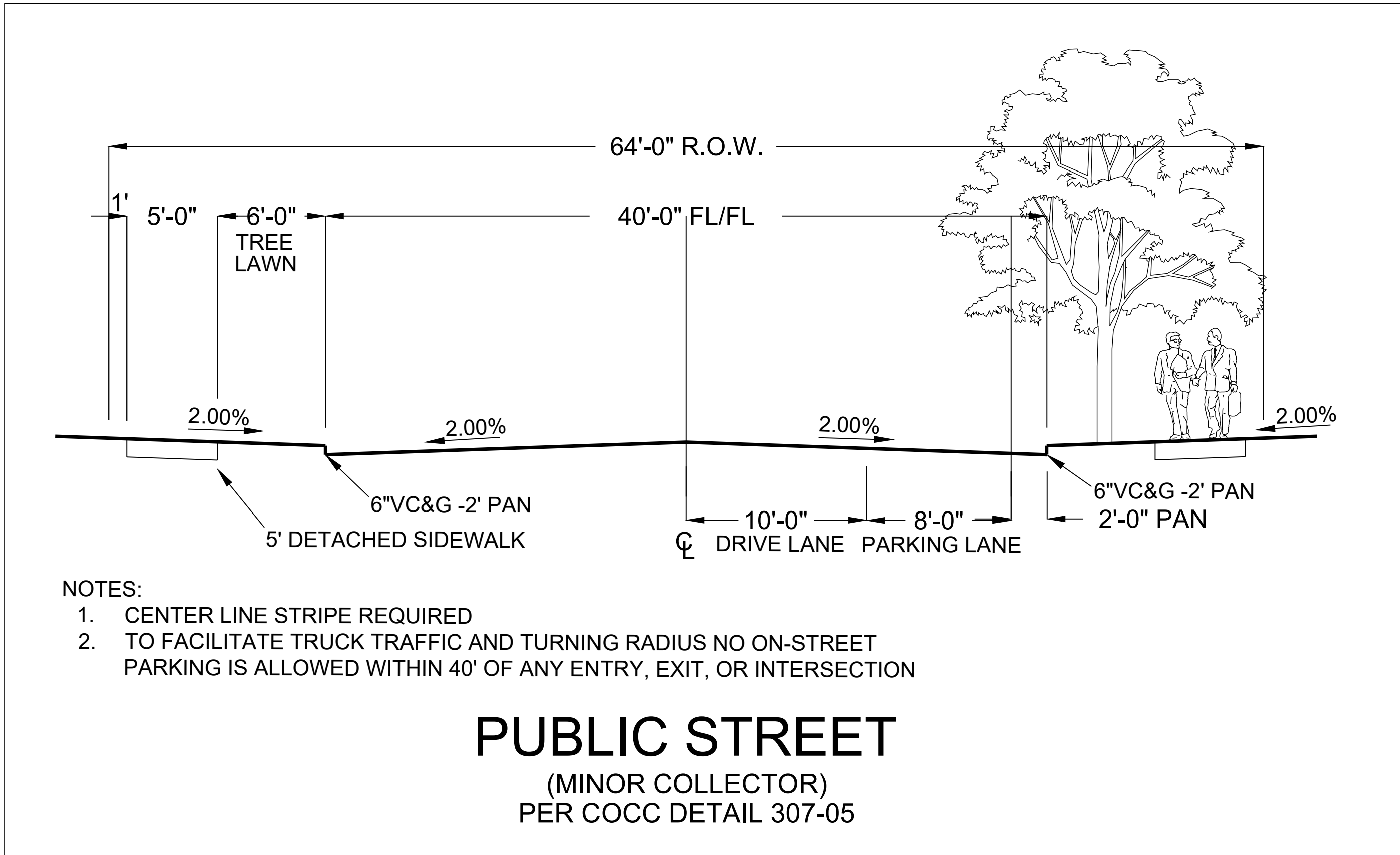
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NEXUS NORTH AT DIA PUD ZONE DOCUMENT AMENDMENT NO. 3

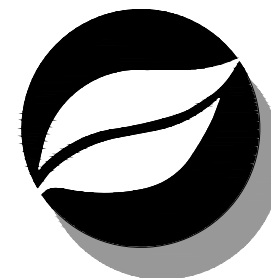
NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 7 OF 7

DEVELOPMENT STANDARD NOTES:

- A MODIFICATION IN THE ACREAGE OF THE PLANNING AREAS MAY BE ADMINISTRATIVELY APPROVED IN THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IF DETERMINED TO BE CONSISTENT WITH THE PURPOSES AND INTENT OF THIS PUD AS STATED HEREIN, AND ONLY AS DESIGNATED AND LIMITED AS FOLLOWS:
 - PA-1 MAY BE INCREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-1 MAY BE DECREASED BY UP TO 6% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-2 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-2 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - PA-3 MAY BE INCREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN. PA-3 MAY BE DECREASED BY UP TO 15% OF ITS ACREAGE AS DESIGNATED HEREIN.
 - IF, IN ORDER TO ALLOW FOR THE ACTUAL CONSTRUCTION OF A STRUCTURE GREATER THAN 750,000 SQUARE FEET IN PA-1, THEN PA-1 MAY BE INCREASED UP TO 50% OF ITS ACREAGE AS DESIGNATED HEREIN, AND (1) PA-3, SHALL BE MODIFIED BY MOVING ITS BORDERS SO AS TO PRESERVE THE OVERALL ACREAGE OF PA-3 AS DESIGNATED HEREIN WITH A MINIMUM LOT DEPTH OF 290 FEET, AND (2) THE ACREAGE OF PA-2 MAY BE DECREASED IN PART OR IN ITS ENTIRETY TO ALLOW FOR THE MODIFICATION TO PA-3 AND PA-1, PROVIDED HOWEVER, THAT SAID STRUCTURE'S LOCATION WITHIN PA-1 IS LOCATED AS FAR TO THE SOUTHEAST AS IS REASONABLY PRACTICABLE TO MINIMIZE MODIFICATIONS TO PA-3.ANY ADMINISTRATIVE APPROVAL OF A PLANNING AREA ACREAGE MODIFICATION SHALL NOT RESULT IN A DECREASE TO THE BUFFERING ALONG THE RMANWR OR ALLOW ANY STRUCTURES TO BE LOCATED WITHIN THE FLOODPLAIN.
- THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
- FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
- STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
- ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
- ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
- THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.
- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE, AS ADOPTED OR AMENDED.
- ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
- ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
- ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR". STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
- PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.



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PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTAL / REVISIONS:	
CITY SUBMITTAL	• June 12, 2018
RESUBMITTAL	
PER COMMENTS	• Oct. 8, 2018
RESUBMITTAL	
PER COMMENTS	• Dec. 21, 2018
RESUBMITTAL	
PER COMMENTS	• Feb. 25, 2019
AMENDMENT	• Sept. 27, 2019
AMENDMENT	• Jan. 05, 2021
AMENDMENT	• Oct. 12, 2022

PROPOSED STREET
CROSS-SECTIONS

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