

Planned Unit Developments (PUDs)



Facts to Know

RELATED FACTS TO KNOW:

Annexation, Approved Plant List, Bulk Standards (for the relevant zone district), Concept Plan, Conditional Use Permit, Development Plan (PUD Development Permit) Fees, Helpful Contact Information, Landscape Plan, Lot Line Adjustment, Neighborhood Meeting, Park and School Fees, Pre-Application Meeting, Severed Mineral Rights, Sketch Plat, Subdivision (Plat), Use-by-Permit, Variance, Zone Change, and Water.

INTRODUCTION:

A Planned Unit Development (PUD) Zone Document is a customized zoning document that is used in three different scenarios (Note: the purpose of a PUD Zone Document is not to avoid meeting bulk standards, design standards, sign standards, etc. All applicants for a PUD Zone Document must demonstrate how their proposal fits into one of the three categories listed below).

1. It allows a property owner to create a unique or innovative development.
2. It allows for the master planning of a large development area.
3. It accommodates a use that is so unique that it is not adequately addressed by a straight zone district.

Properties zoned with a PUD zoning designation are generally required to undertake three processes prior to submitting building permits. First, a PUD Concept Schematic is generally required to be submitted and it will be reviewed by the Development Review Team (DRT) and the Planning Commission (staff can help determine if a PUD Concept Schematic will be necessary). PUD Concept Schematics are neither approved nor denied. Second, the PUD Zone Document is submitted for the DRT's review and approval by the City Council. Third, a PUD Development Permit is required to be submitted, which will be reviewed by the DRT and approved by either the DRT or City Council (see the Facts to Know for Development Plans/PUD Development Permits for more information).

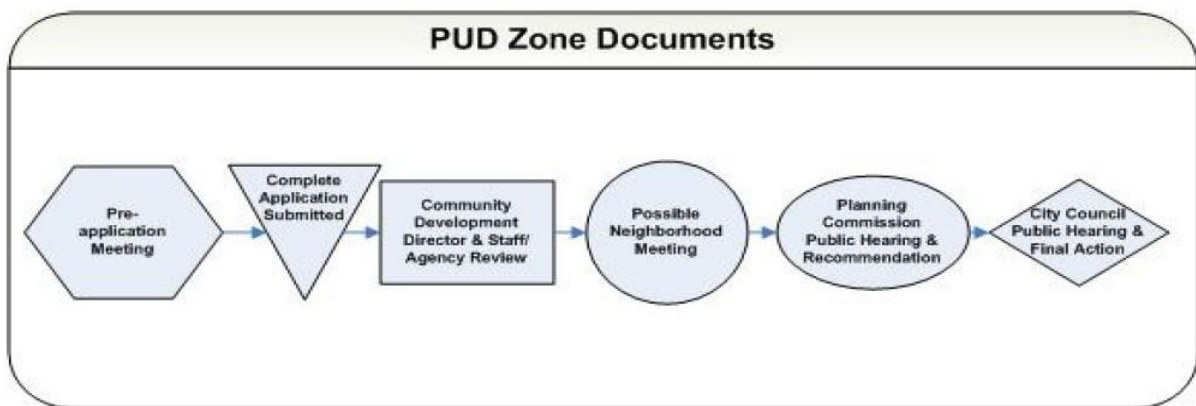
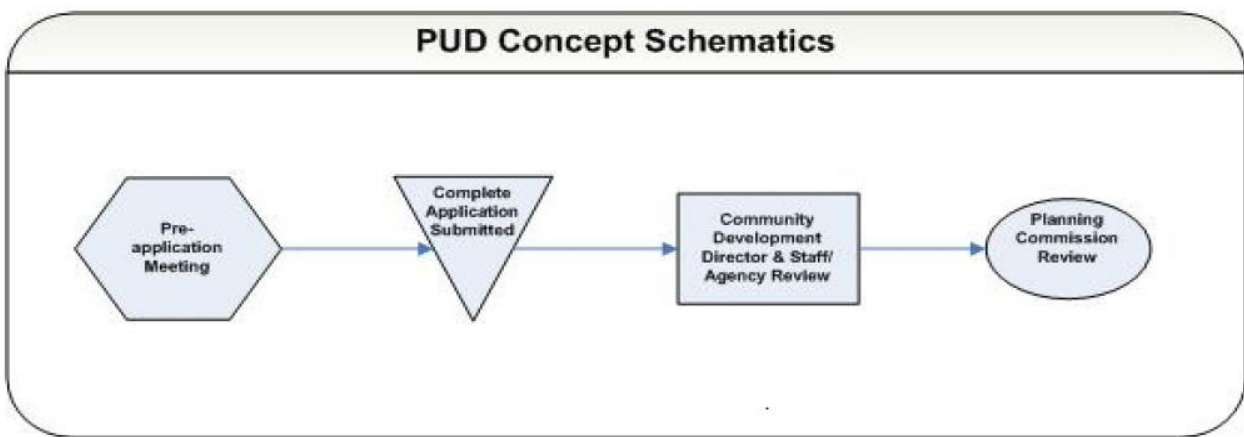
GENERAL TIMEFRAME:

- In order to maximize the efficient processing of an application, **it is in the applicant's best interest to ensure that a complete and thorough application has been submitted** and any subsequent submittals adequately address any comments that were provided.
- No building permit may be submitted for review until all land use applications have been approved.
- The length of time to process a **PUD Concept Schematic** can vary depending on the complexity of the request, the size of the development, or if there are unique circumstances. However, a PUD Concept Schematic can generally be processed in **4 – 8 months**.
- Once the PUD Concept Schematic has been reviewed by the DRT and the Planning Commission a PUD Zone Document can be submitted.
- The length of time to process a PUD Zone Document can vary depending on the complexity of the request, the size of the development, whether or not the development is part of other requests, or if there are unique circumstances. However, **PUD Zone Documents** generally can be processed in **8 – 12 months**.
- Generally speaking, the time it takes to **fully entitle property with a PUD zoning designation is 12 – 18 months**.

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GENERAL NOTES:

- ❑ Prior to submitting a PUD Concept Schematic or a PUD Zone Document for review, a Pre-Application meeting with staff should be scheduled to discuss the application and any additional requirements.
- ❑ Occasionally, the city may require a neighborhood meeting when it appears that an application may have impacts to the surroundings area.
- ❑ The city is authorized to impose any condition(s) on the approval of a PUD Zone Document that are necessary in order to carry out the general purpose and intent of the Land Development Code (LDC) or the Comprehensive Plan.
- ❑ The city may revoke an approved PUD Zone Document if the applicant fails to comply with any of the conditions that were imposed by the city in conjunction with the approval.



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REVIEW PROCESS:

- ❑ A request for a PUD Concept Schematic or a PUD Zone Document is usually initiated by the property owner or a qualified representative through the Pre-Application process.
- ❑ A complete application is submitted for review.
 - At the time of submittal, staff will determine if the application is complete (**incomplete applications will not be accepted and will be returned without review**).
 - The city will refer the application out to various departments within the city and outside organizations for review and comment.
 - After a review period of approximately 6 weeks (8 weeks for residential), the case is discussed at the internal Development Review Team (DRT) meeting. After the DRT meeting, the applicant will receive a comment letter identifying necessary revisions and questions to be answered.
 - The applicant will address these comments and resubmit to the city for an additional review cycle of approximately 5 weeks (7 weeks for residential). This process will continue until all comments are resolved (this may involve multiple review cycles) and the application is ready for either the study session with Planning Commission or the public hearing process.
- ❑ Once a PUD Concept Schematic is ready for study session with Planning Commission, staff will work with the applicant to schedule a meeting with the Planning Commission. The study session with the Planning Commission is intended to provide feedback for both the applicant and city staff to consider when reviewing the PUD Zone Document.
- ❑ Once a PUD Zone Document is ready for public hearing, but prior to the hearing, the property will be posted with a sign for 7 -10 days, a public hearing notice will be placed in the newspaper, and neighbors will be notified in writing of the request. This process will occur for both Planning Commission and City Council hearings.
- ❑ A PUD Zone Document is required to have two (2) public hearings. The first public hearing will take place with the Planning Commission, who will make a recommendation to the City Council to approve, approve with conditions, or deny the application. The ultimate approval or denial of a PUD Zone Document is made by the City Council at a public hearing the month following the Planning Commission hearing. If approved, one (1) additional City Council meeting is required for a second reading of the ordinance (applicants are not required to attend the second reading).
 - The Planning Commission meets at 6 p.m. on the 1st Tuesday of every month in the City Council Chambers located at 7887 E. 60th Avenue.
 - The City Council hears land use cases on the 3rd Monday of every month in the City Council Chambers located at 7887 E. 60th Avenue. City Council meetings begin at 6 p.m.
 - **According to Colorado state law, applicants are required to notify any severed mineral right interests prior to a public hearing. An applicant who has not notified relevant mineral right owners will have their application postponed until they are able to prove compliance with state requirements.**

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PUD ZONE DOCUMENT APPROVAL CRITERIA:

1. The PUD Zone Document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or it reflects conditions that have changed since the adoption of the comprehensive plan;
2. The PUD Zone Document is consistent with any previously reviewed PUD Concept Schematic;
3. The PUD:
 - a. Addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site Design such that it achieves the purposes set out in Section 21-4370 (PUD Zone District) of the LDC and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments; or
 - b. The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;
4. The PUD complies with all applicable city standards not otherwise modified or waived by the city;
5. The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;
6. To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;
7. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;
8. As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and
9. The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.

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SUBMITTAL REQUIREMENTS FOR PUD CONCEPT SCHEMATICS:

Please note that incomplete submittals will not be accepted for review. Any inaccurate or incomplete information provided by the applicant may cause the application to be returned to the applicant and/or delay review cycles which may impact the case completion time frame. Please visit c3gov.com/etrakit for complete information for submitting for this application type. The following items will need to be included in your submittal package.

- Property Owner Authorization with the non-refundable review fee.
- General warranty deed with a complete legal description for the subject property.
- Preliminary contact letter from the South Adams County Water and Sanitation District.
- PUD Concept Schematic. The submittal shall include things like (an example PUD Concept Schematic is located with the checklist):
 - The property boundaries.
 - All adjacent land uses.
 - The proposed land use designations with densities and/or intensities.
 - The general location for arterial and collector streets with potential access points.
 - Types and locations for schools.
 - Locations and sizes of parks, existing natural features (i.e. trees/vegetation, floodways, wildlife habitat, etc.) that will be preserved and/or protected.
 - Any existing or known oil and gas facilities and/or windows.
 - Potential phasing plan (if applicable).
 - Any other relevant information.
- Narrative for the project that:
 - Discusses the use of the property and the scope of the project. Including how the proposal is consistent with the Comprehensive Plan.
 - Describes site layout and circulation.
 - Discusses the general location for arterial and collector streets with potential access points, densities of residential uses, types of businesses, types and locations for schools, locations and sizes of parks, existing natural features (i.e. trees/vegetation, floodways, wildlife habitat, etc.) that will be preserved and/or protected, and any oil and gas facilities located within the boundaries of the proposal.
 - Discusses the potential phasing plan.
 - Discusses the integration with surrounding development (either current or future).
 - Any other relevant information.
- City Council, Planning Commission, or staff may require additional information or technical studies on a case by case basis.
- Hard Copy Requirements
 - (18" x 24") of the PUD Concept Schematic

SUBMITTAL REQUIREMENTS FOR PUD ZONE DOCUMENTS:

Please note that incomplete submittals will not be accepted for review. Any inaccurate or incomplete information provided by the applicant may cause the application to be returned to the applicant and/or delay review cycles which may impact the case completion time frame. Please visit c3gov.com/etrakit for complete information for submitting for this application type. The following items will need to be included in your submittal package.

- Land use application and the non-refundable review fee.
- General warranty deed with a complete legal description for the subject property.
- Preliminary contact letter from the South Adams County Water and Sanitation District.
- PUD Zone Document (an example PUD Zone Document is located with the checklist).
- Narrative for the project that:
 - Discusses the use of the property and the scope of the project. Including how the proposal is consistent with the Comprehensive Plan and the PUD Concept Schematic.
 - Describes site layout and circulation.
 - Discusses the general location for arterial and collector streets with potential access points.
 - The densities of residential uses.
 - The types of commercial uses and/or businesses.
 - The types and locations for schools.
 - The types, locations, and sizes of parks, any existing natural features (i.e. trees/vegetation, floodways, wildlife habitat, etc.) that will be preserved and/or protected, and any oil and gas facilities located within the boundaries of the proposal.
 - Discusses the potential phasing plan.
 - Discusses the integration with surrounding development (either current or future).
 - Discusses any topics that were identified as part of the study session with Planning Commission.
 - Any other relevant information.
- Drainage Study (if applicable – determined by the Public Works Department).
- Traffic Study (if applicable – determined by the Public Works Department).
- Severed Mineral Rights (if required).
- City Council, Planning Commission, or staff may require additional information or technical studies on a case by case basis.
- Hard Copy Submittal Requirements
 - (18" x 24") of the PUD Zone Document

The subsequent sheets contain the review checklist and template documents that staff will use to review all submitted PUD Concept Plans and PUD Zone Document applications. **Please Note:** additional information may be necessary in order to perform a complete review of the application.

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PUD CONCEPT SCHEMATIC CHECKLIST					
ALL SHEETS SHALL INCORPORATE THE FOLLOWING:					
No.	Item	Yes	No	Comment(s)	(P/E)
1	18" x 24" or 24" x 36" sheets with 1/2" border on the top, bottom and right with a 2" border on the left.				P
2	The precise name of the township, section, range, city, county, state.				P/E
3	Sheet index.				P
4	The name of the PUD Concept Schematic.				P
5	The name, telephone number, and email address of the individual designing the plans.				P
6	The date the plans were submitted and/or resubmitted.				P
SHEET 1:					
1	A vicinity map with a scale of at least 1" equals 1,000' (written and graphic) with all roadways identified and a north arrow.				P/E
2	The following note must appear on all PUD Concept Schematics: This application is for a PUD Concept Schematic. Therefore, the information contained herein is neither approved nor denied. The feedback provided by the city is intended to inform the future PUD Zone Document submittal.				P
3	The Legal Description worded as follows: Know all men by these presents that _____ being the (owner, mortgages, lien holder) of that part of the (described quarter-section, section, township, range, city, county, state), being more particularly described as follows; to wit, Beginning at (complete legal description); containing (to the nearest one-hundredth) acres more or less has submitted this PUD Concept Schematic.				E

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SHEET 1 CONTINUED:					
No.	Item	Yes	No	Comment(s)	(P/E)
4	A Project Summary Table addressing the following:				P
	a.	A short summary of the project vision.			
	b.	A short summary of how the project complies with the Comprehensive Plan.			
	c.	The site size.			
	d.	Site Strengths (i.e. location, infrastructure, topography, existing features, etc.)			
	e.	Site Challenges (i.e. floodplains, oil and gas leases, landfills, airport noise contours, pipeline easements, etc.)			
SHEET 2 (LAND USE SCHEMATIC):					
1	A suitable scale and a north arrow.				P
2	The general locations of all arterial and collector streets are shown.				P/E
3	Potential points of access from existing or proposed arterial and collector streets are shown.				P/E
4	If applicable, show locations and dimensions of existing bike paths, easements, railroad rights-of-way, floodplains, oil and gas wells, etc.				P/E
5	Show the existing features on the site that will be protected and/or preserved (historic areas, existing structures, natural habitats, etc.).				P/E
6	If applicable, show locations and dimensions of future bike paths, easements, railroad rights-of-way, floodplains, oil and gas wells, etc.				P/E
7	Show the type and locations of any public uses with anticipated acreages (schools, fire stations, police substations, public or private parks, open space, etc.).				P
8	Proposed land use areas are shown with their approximate locations.				P
9	Surrounding development is shown and connections to existing development are provided.				P/E

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SHEET 3 (SUB-AREA DETAILS):					
No.	Item	Yes	No	Comment(s)	(P/E)
1	The overall project statistics are shown in table format with the following type of information:				P
	a. Anticipated gross and net acreages of the entire site.				
	b. The total acreage of each land use designation and the percent of the total acreage of the development.				
	c. A brief description about how each proposed planning area is consistent with the Comprehensive Plan.				
2	Each land use category (residential, commercial, public, etc.) is listed in table format with the following type of information:				P
	a. The proposed use type.				
	b. The size of the proposed sub-area.				
	c. The proposed minimum density/intensity				
	d. The proposed maximum density/intensity.				
	e. Generally allowed uses.				
	f. The totals for the proposed minimum and maximum density/intensity.				
	g. For private park areas, the percent of the total residential development is provided (3% minimum).				

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PUD ZONE DOCUMENT CHECKLIST					
ALL SHEETS SHALL INCORPORATE THE FOLLOWING:					
No.	Item	Yes	No	Comment(s)	(P/E)
1	18" x 24" or 24" x 36" sheets with 1/2" border on the top, bottom and right with a 2" border on the left.				P
2	The precise name of the township, section, range, city, county, state.				P/E
3	Sheet index.				P
4	The name of the PUD Zone Document.				P
5	The name, telephone number, and email address of the individual designing the plans.				P
6	The date the plans were submitted and/or resubmitted.				P
SHEET 1:					
1	A vicinity map with a scale of at least 1" equals 1,000' (written and graphic) with all roadways identified and a north arrow.				P/E
2	<p>The Legal Description worded as follows: Know all men by these presents that _____ being the (owner, mortgages, lien holder) of that part of the (described quarter-section, section, township, range, city, county, state), being more particularly described as follows; to wit, Beginning at (complete legal description); containing (to the nearest one-hundredth) acres more or less.</p> <p>Executed this _____ day of _____, AD 20_____.</p> <p>Owner(s) Signature and Printed Name _____</p> <p>Mortgagee or Lien Holder(s) Signature and Printed Name _____</p>				E
3	The total land area in square feet and acres.				P/E

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No.	Item	Yes	No	Comment(s)	(P/E)
4	<p>The Ownership Certificate worded as follows:</p> <p>_____ being the owner of the property located in the City of Commerce City, County of Adams, and State of Colorado does hereby submit this Planned Unit Development Zone Document and agree to perform under the terms herein.</p> <p>By: _____ Name and title of responsible persons</p>				P/E
5	<p>Any holder of a Deed of Trust Certificate worded as follows:</p> <p>_____ being the holder of a deed of trust encumbering the property located in the City of Commerce City, County of Adams, and State of Colorado consents to the Planned Unit Development Zone Document and it's contents.</p> <p>By: _____ Name and title of responsible person</p>				P/E
6	<p>The signature of the owner and the deed holders shall be notarized and worded as follows: State of _____ County of _____ City of _____</p> <p>The foregoing was acknowledged before me this _____ day of _____, AD 20____ by (Seal)</p> <p>My commission expires _____</p> <p>Notary Public _____</p>				P/E

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No.	Item	Yes	No	Comment(s)	(P/E)
7	<p>The City's Approval Certificate worded as follows: Approval by the City of Commerce City Planning Commission this _____ day of _____, AD 20____.</p> <p>_____</p> <p>Chairperson</p> <p>Approval by the City Council of the City of Commerce City this _____ day of ____, AD 20____.</p> <p>_____</p> <p>City Clerk</p> <p>_____</p> <p>Mayor</p>				P/E
8	A general project notes section				P

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No.	Item	Yes	No	Comment(s)	(P/E)
SHEET 2:					
1	A statement of project intent.				P
2	A statement of existing amenities.				P
3	A statement of project phasing.				P
4	A statement of unique features of the development.				P
5	A statement of existing challenges for the development.				P
6	A statement of compliance with the city's adopted Comprehensive Plan				P
SHEETS 3+:					
1	A Land Use Schematic clearly identifying the following types of information:				P/E
	a. Each individual Planning Area.				
	b. All arterial and collector streets with proposed access points.				
	c. Any existing features (transmission lines, oil and gas sites, pipelines, water features, etc.).				
	d. Adjacent development.				
SHEETS 4+:					
1	A Land Use Table showing the following type of information:				P
	a. Each Planning Area is identified with a general use category.				
	b. The size of each Planning Area. The following note must appear on all PUDs; "The parcel acreages may be administratively varied by 15% without a PUD Zone Document Amendment."				
	c. The percent of each Planning Area compared to the total size of the development (Gross Percentage).				
	d. The percent of each Planning Area compared to the size of the development after public dedications (Net Percentage).				

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No.	Item	Yes	No	Comment(s)	(P/E)
1 cont.	e. The density for each residential area				P
	f. The total number of units allowed in each Planning Area and in the overall development.				
2	A Primary Bulk Standard Table showing the following type of information:				P
	a. A minimum building height.				
	b. A maximum building height.				
	c. A minimum lot size.				
	d. A minimum lot frontage.				
	e. A minimum front setback.				
	f. A maximum front setback, if applicable.				
	g. A minimum side setback.				
	h. A minimum side setback adjacent to local or collector streets, if applicable.				
	i. A minimum side setback adjacent to an arterial street, if applicable.				
	j. A minimum rear setback.				
	k. A minimum building building or unit size, if applicable.				
l. A minimum floor area ratio (FAR) if applicable.					
3	A Primary Bulk Standard Note Section to clarify things like:				P
	a. Setbacks for shared walls, if applicable.				
	b. Minimum dwelling unit sizes, if applicable.				
	c. Clarification of setback measurements, if applicable				
	d. Encroachment allowances, if applicable.				

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No.	Item	Yes	No	Comment(s)	(P/E)
SHEETS 5+:					
1	An Accessory Structures Bulk Standards Table showing the following type of information:				P
	a. A maximum building height.				
	b. A maximum building size.				
	c. A minimum front setback.				
	d. A minimum side setback.				
	e. A minimum side setback adjacent to a local or collector street, if applicable.				
	f. A minimum side setback adjacent to an arterial street, if applicable.				
g. A minimum rear setback					
2	An Accessory Structure Bulk Standards Notes section clarifying things like:				P
	a. Additional location restrictions.				
	b. Encroachment allowances, if applicable.				
	c. Detached garage regulations, if applicable.				
3	A General Notes section clarifying things like::				P/E
	a. A notice of default to the LDC for any standard not addressed by the PUD.				
	b. Access is preliminary and subject to final approval by Public Works.				
	c. Drainage is preliminary and subject to final approval by Public Works.				
	d. Prohibition of mobile homes, if applicable..				
	e. If no Use Table is proposed, a note defaulting to the LDC's Land Use Table.				
f. If no customized design elements (fencing landscaping, signage, architectural design standards, lighting, public art, pedestrian connectivity, open space, etc.) are proposed, a note defaulting to the LDC standards.					

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No.	Item	Yes	No	Comment(s)	(P/E)
3 cont.	g. If no custom street cross-sections are proposed, a note defaulting to the city's standard street cross-sections.				E
SHEETS 6+:					
1	If a customized Use Table is proposed, it needs to show things like:				P
	a. Each Planning Area.				
	b. Uses-by-Right for each Planning Area.				
	c. Uses-by-Permit for each Planning Area.				
	d. Uses requiring a Conditional Use Permit for each Planning Area.				
	e. Uses that are excluded from each Planning Area.				
2	The proposed Use Table needs to have a note that any proposed use not listed defaults to the LDC Use Table.				P
3	If certain design elements (fencing, landscaping, signage, architectural design standards, lighting, public art, pedestrian connectivity, open space, etc.) are proposed to be customized, those standards need to be detailed in the PUD Zone Document or in a separate design standards document. Please contact your case planner to determine the most appropriate way to do this, based on the scope of the proposed development.				P
4	If customized street cross-sections are proposed, things like the items listed below need to be shown:				E
	a. the total right-of-way width.				
	b. The widths of all sidewalks.				
	c. The widths of all tree-lawns.				
	d. The widths of all travel lanes.				
	e. The widths of all medians, if applicable.				

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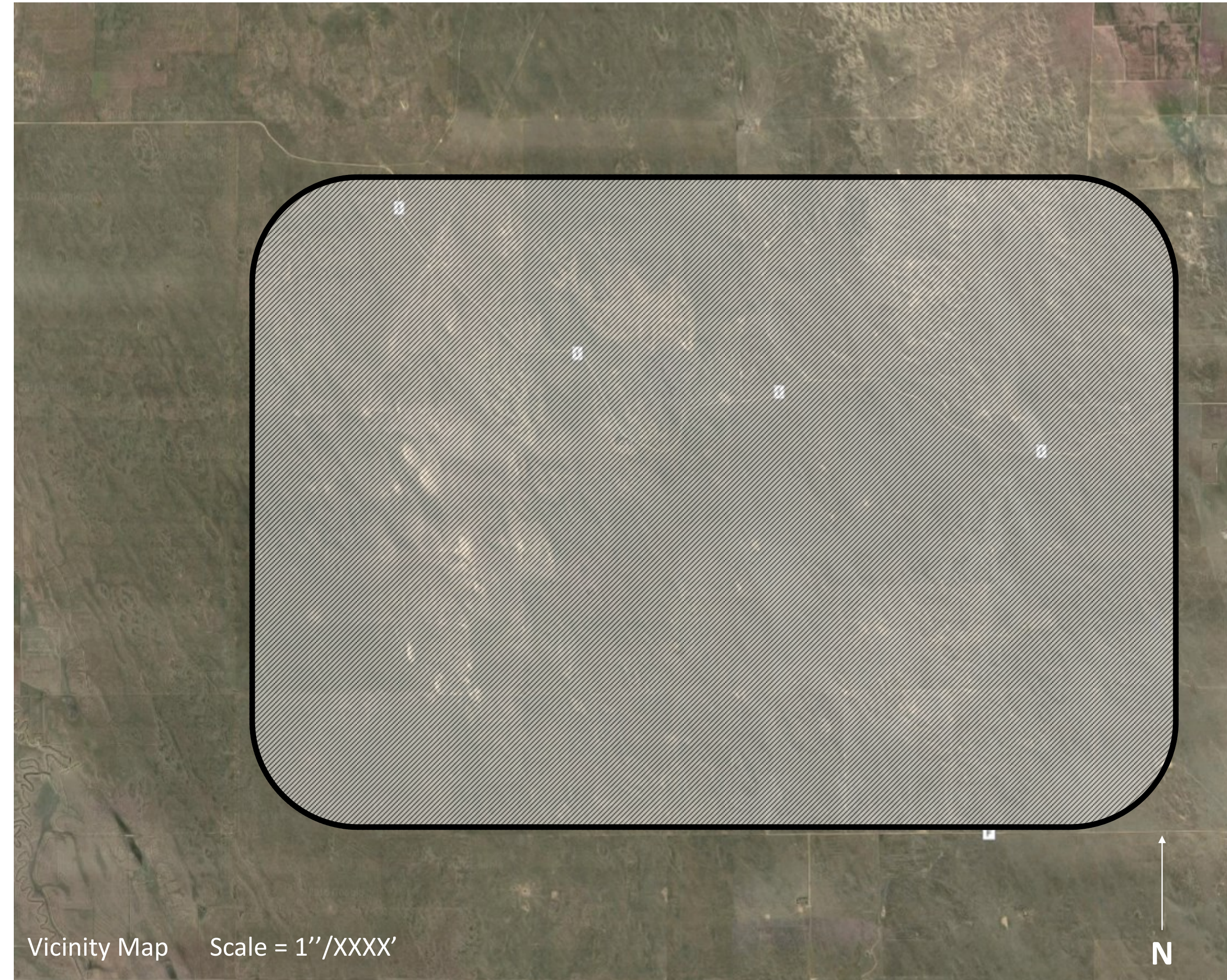
No.	Item	Yes	No	Comment(s)	(P/E)
4 cont.	f. The widths of all catch pans and curbs.				E
	g. The widths of all bike lanes.				
	h. The widths of any utility or transportation easements				

XYZ PUD CONCEPT SCHEMATIC

Township(s)____, Section(s)____, Range(s)____ of the 6th P.M.
State of Colorado, County of Adams, City of Commerce City

The Legal Description worded as follows:

Know all men by these presents that _____ being the (owner, mortgages, lien holder) of that part of the (described quarter-section, section, township, range, city, county, state), being more particularly described as follows; to wit; Beginning at (complete legal description); containing (to the nearest one-hundredth) acres more or less has submitted this PUD Concept Schematic.



Project Summary:

Must include:

- Project Vision
- Compliance with the Comprehensive Plan
- Site Size
- Site Strengths (i.e. location, infrastructure, topography, existing features, etc.)
- Site Challenges (i.e. floodplains, oil and gas leases, landfills, airport noise contours, pipeline easements, etc.)
- Compatibility with existing or anticipated adjacent development
- Site circulation

Project Notes:

1. This application is for a PUD Concept Schematic. Therefore, the information contained herein is neither approved nor denied. The feedback provided by the city is intended to inform the future PUD Zone Document submittal. (This note is required on all PUD Concept Schematic submittals).
2. Any additional notes

Sheet Index:

- 1—Cover Sheet
- 2—Land Use Schematic
- 3—Sub-Area Details



ABC Design

123 Main Street
Commerce City, CO 80022
303.555.1234
jdoe@abcdesign.com



Property Owner

456 Elm Street
Commerce City, CO 80022
303.555.9876
ssmith@company.com

Example PUD Concept Schematic

Date Submitted:

1/1/16

Resubmittals:

3/1/16

6/1/16

Sheet:

1/3

XYZ PUD CONCEPT SCHEMATIC

Township(s) _____, Section(s) _____, Range(s) _____ of the 6th P.M.

State of Colorado, County of Adams, City of Commerce City



ABC Design
 123 Main Street
 Commerce City, CO 80022
 303.555.1234
 jdoe@abcdesign.com



Property Owner
 456 Elm Street
 Commerce City, CO 80022
 303.555.9876
 ssmith@company.com

Example PUD Concept Schematic

Date Submitted:

1/1/16

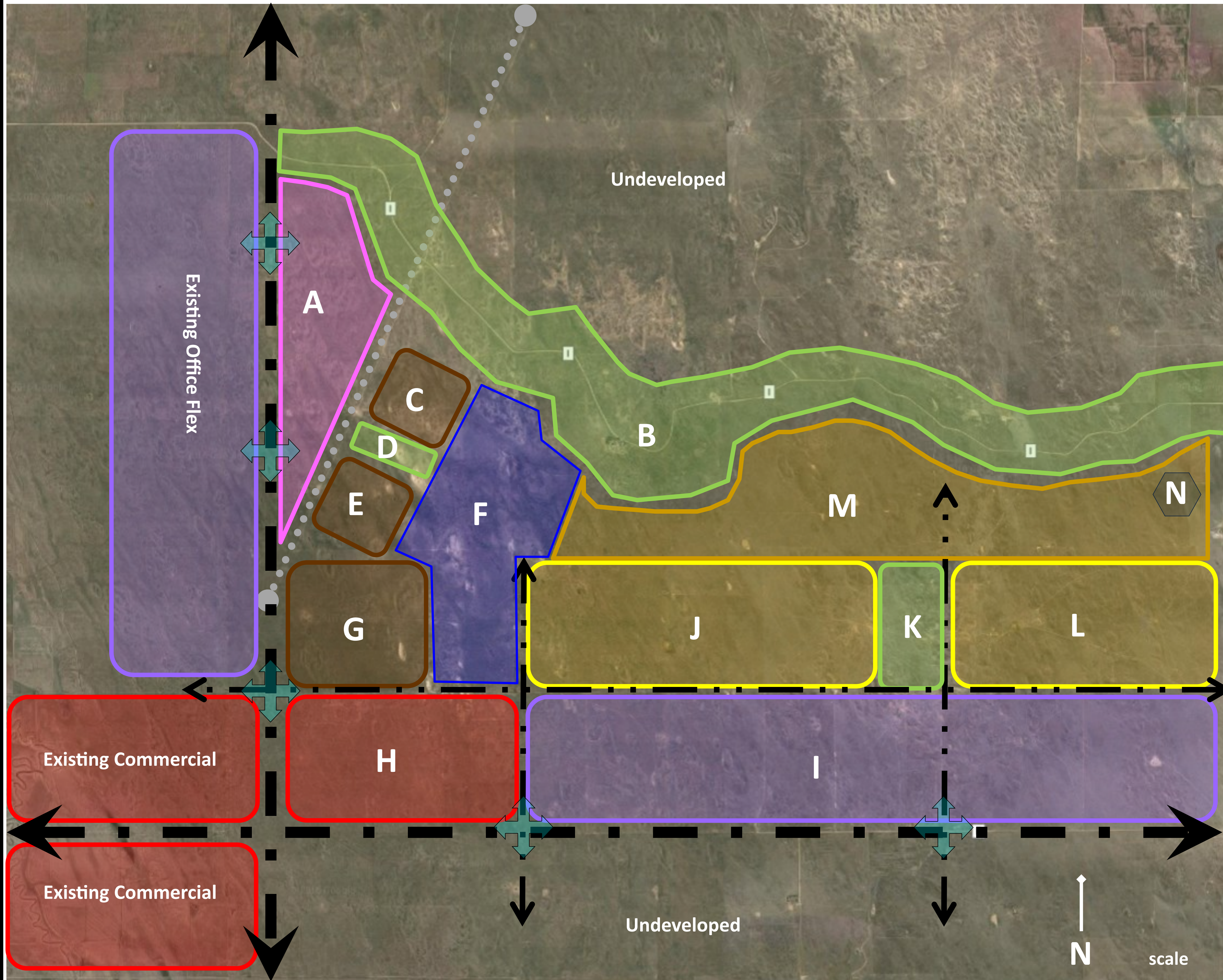
Resubmittals:

3/1/16

6/1/16

Sheet:

2/3



- Open Space/Flood Plain/Park
- Office
- High-Density Residential
- Public
- Low-Density Residential
- Medium-Intensity Residential
- Commercial
- Office/Technology
- Oil and Gas Window
- Access
- Arterial
- Collector
- Existing Overhead Transmission Line

XYZ PUD CONCEPT SCHEMATIC

Township(s)____, Section(s)____, Range(s)____ of the 6th P.M.

State of Colorado, County of Adams, City of Commerce City

Example Land Use Table							
Parcel	Use	Size (acres)	Percent of Total (Gross)	Percent of Total (Net)	Density	Allowed Uses	Comprehensive Plan Designation
A	Office	15	8.5	15.8	N/A	Professional Offices	Mixed Use—Commercial
B	Flood Plain	33	18.8	N/A	N/A	Dedicated to the City	Open Space
C	High-Density Residential	3	1.7	3.1	8+ du/ac	Apartments, Condos, Townhomes	High-Density Residential
D	Park	2	1.1	2.1	N/A	Park	High-Density Residential
E	High-Density Residential	3	1.7	3.1	8+ du/ac	Apartments, Condos, Townhomes	High Density Residential
F	Public Park & School	15	8.5	15.8	N/A	School	Public
G	High-Density Residential	5	2.8	5.2	8+ du/ac	Apartments, Condos, Townhomes	High-Density Residential
H	Commercial	10	5.7	10.5	N/A	Regional Commercial Uses	Regional Commercial Center
I	Office/Warehouse	35	20	36.8	N/A	Office Flex	DIA Technology
J	Medium-Density Residential	20	11.4	21.1	2—8 du/ac	SFD & SFA	Medium-Density Residential
K	Park	3	1.7	3.1	N/A	Park	Medium-Density Residential
L	Medium-Density Residential	15	8.5	15.8	2—8 du/acre	SFD & SFA	Medium Density Residential
M	Low-Density Residential	15	8.5	15.8	2 du/ac max	SFD	Low-Density Residential
N	Existing Oil and Gas Window	2	1.1	2.1	N/A	Oil and Gas Operations	Low-Density Residential
	Total (Gross)	175	100%	N/A			
	Total (Net—minus floodplain,	95	N/A	100%			

Example Potential Residential Densities					
Parcel	Use	Size (acres)	Minimum Density	Maximum Density	Allowed Uses
C	High-Density Residential	3	8 du/ac	40 du/ac	Apartments, Condos, Townhomes
E	High-Density Residential	3	8 du/ac	40 du/ac	Apartments, Condos, Townhomes
G	High-Density Residential	5	8 du/ac	40 du/ac	Apartments, Condos, Townhomes
J	Medium-Density Residential	20	2 du/ac	8 du/ac	SFD & SFA
L	Medium-Density Residential	15	2 du/acre	8 du/ac	SFD & SFA
M	Low-Density Residential	15	1 du/ac max	2 du/ac	SFD
	Total	61	173 dwelling units	750 dwelling units	

Example Public & Private Dedication			
Parcel	Use	Size (acres)	Allowed Uses
B	Flood Plain	33	Dedicated to the City
D	Park	2	Private Park
F	Public Park & School	15	School & Public Park
K	Park	3	Private Park
	Total	52	3% Private Open Space = 4.26 acres. 5 acres provided.

Example Potential Non-Residential FAR				
Parcel	Use	Size (acres)	Minimum FAR (Anticipated)	Allowed Uses
A	Office	15	.05	Professional Offices
H	Commercial	10	.05	Regional Commercial Uses
I	Office/Warehouse	35	.05	Office Flex
	Total	60	3 acres (130,680sf)	



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Example PUD Concept Schematic

Date Submitted:

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3/1/16

6/1/16

Sheet:

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XYZ PUD Zone Document

Township(s)____, Section(s)____, Range(s)____ of the 6th P.M.
State of Colorado, County of Adams, City of Commerce City

The Legal Description worded as follows:

Know all men by these presents that _____ being the (owner, mortgages, lien holder) of that part of the (described quarter-section, section, township, range, city, county, state), being more particularly described as follows; to wit; Beginning at (complete legal description); containing (to the nearest one-hundredth) acres more or less.

Executed this ____ day of ____, AD 20____.

Owner(s) Signature and Printed Name

Mortgagee or Lien Holder(s) Signature and Printed Name

Owner/Lien Holder/Deed of Trust Signatures:

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.

Insert Owner's/Lien Holder's/Deed of Trust Name

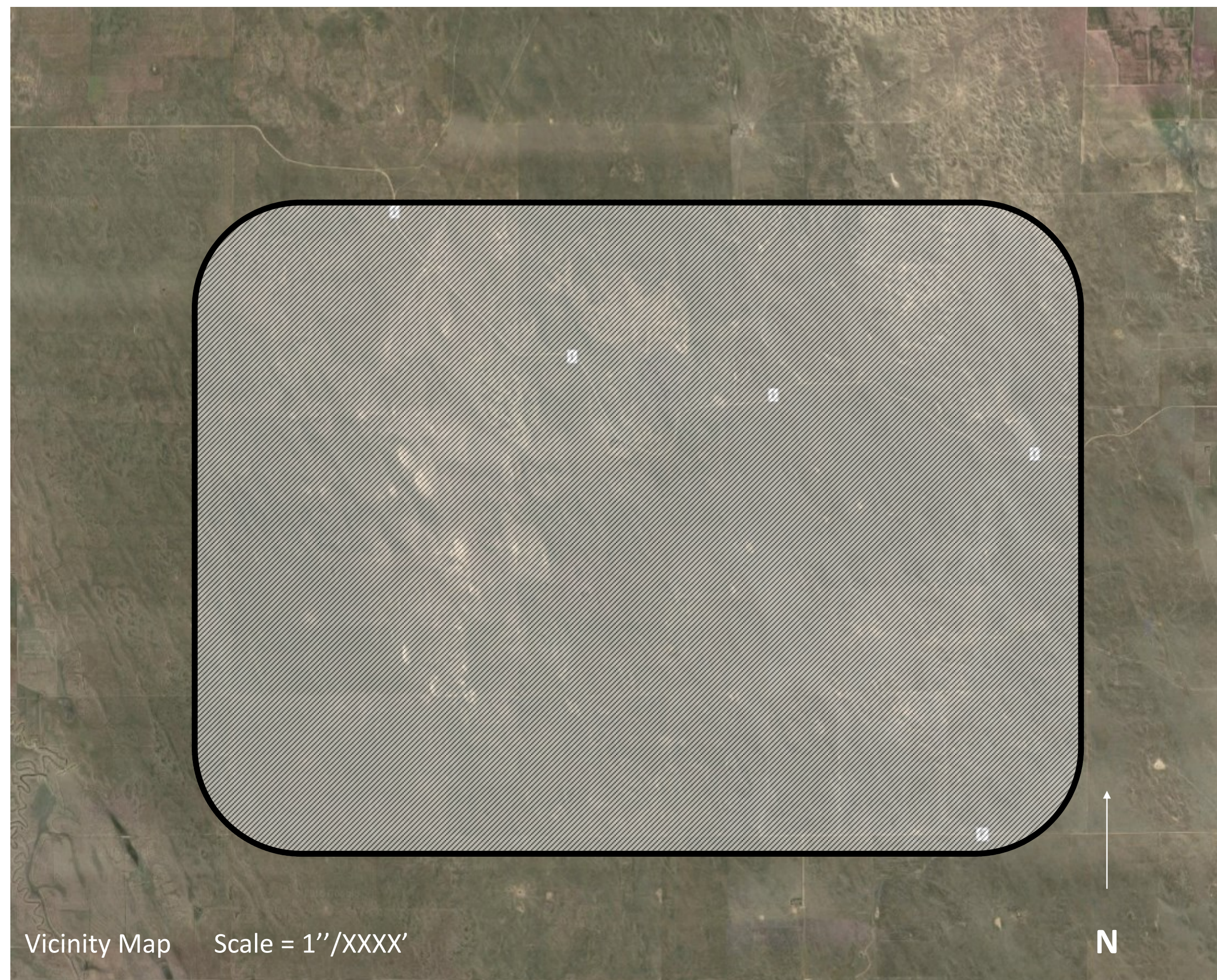
Acknowledgement:

State of Colorado
County of Adams
City of Commerce City

The foregoing instrument was acknowledged by me this ____ day of _____, 20____.

Notary Public _____

My Commission Expires _____



General Project Notes:

- 1.If this is a PUD Zone Document Amendment, note here what is being amended.
2. Address any existing uses on the property and how they will be addressed (i.e. the site is currently being used for agricultural purposes and may continue to be used as such until the time of PUD Development Permit for that area).
- 3.Any additional relevant notes

Sheet Index:

- 1—Cover Sheet
- 2—PUD Description
- 3—Land Use Schematic
- 4—Land Use Table & Primary Bulk Standards
- 5—Accessory Bulk Standards & General Notes
- 6—Default Notice/Use and Design Standards

City Approval:

Approval of the Commerce City Planning Commission:

Approved this ____ day of _____, 20____.

Chairperson

Approval of the City Council of the City of Commerce City:

Approved this ____ day of _____, 20____.

City Clerk

Mayor



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Township(s)____, Section(s)____, Range(s)____ of the 6th P.M.
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Project Intent:

In detail, describe the intent of the project.

For Example:

The development of this project will create a vibrant mix of uses that accommodate a variety of land uses. This project will contribute to the quality built environment in Commerce City and foster opportunities for a live-work balance.

Existing Amenities:

In detail, describe any existing amenities and how they will be incorporated into the development.

For Example:

- Open Space/Floodplains will be integrally incorporated into the development and contribute to pedestrian connections, or*
- Cultural/Historical amenities like existing farm houses or historic canals will be used to drive design themes, or*
- Existing land contours will be used to maximum visual corridors.*

Project Phasing:

To the extent possible, describe the anticipated project phasing.

For Example:

It is anticipated that Phase 1 of development will begin with the single-family residential component along the floodplain as well as the commercial center at the intersection of the arterials. Phase 2 of the development will include the multi-family areas and the Office/Technology area, which is anticipated to be 18 months after Phase 1 is started. Overall, the project will be developed concurrent with adequate infrastructure and market forces.

Unique Features:

In detail, describe how this development will incorporate unique features to distinguish it from other developments in Commerce City.

For Example:

The proposed development is located on the old Jones' farmstead. In order to honor this heritage, the floodplain will be dedicated to the city for preservation, trail installation, and passive open space amenities. This condition also presents an opportunity to maximize open space connectivity through out the development, which will be a requirement of development (see the design standards for specific information). Additionally, the architectural theme will be inspired by a 'Prairie' theme and community buildings will be named in honor of the Jones' family (see the design standards for specific information).

Existing Challenges:

In detail, describe any existing challenges and how they will be addressed and/or mitigated by the development.

For Example:

The site is challenged by an existing oil and gas site. This will be mitigated through self-imposed setback requirements, fencing, and landscaping. Long-term, this site will become an amenity as a future private park maintained by the HOA. Additionally, there are some elevation challenges that make drainage unique for this development. This will be addressed through a network of landscaped ponds and underground pipes that outfall to the floodplain.

Comprehensive Plan Goals and Policies:

In detail, describe how the proposed zoning and subsequent development comply with the city's Comprehensive Plan Goals and Policies.

For Example:

The city's Comprehensive Plan strives to ensure optimization of open space. The dedication of the floodplain and the open space connectivity will maximize the open space opportunities, create a sense of place, and be an amenity for both residential and non-residential uses.

The city's Comprehensive Plan also aims to maintain a healthy jobs to homes ratio. The residential areas have been placed in areas that will have the most amenities (open space) and away from the arterial locations, which are prime non-residential locations. The increased visibility and traffic counts for non-residential uses will help ensure vibrant non-residential corridors.



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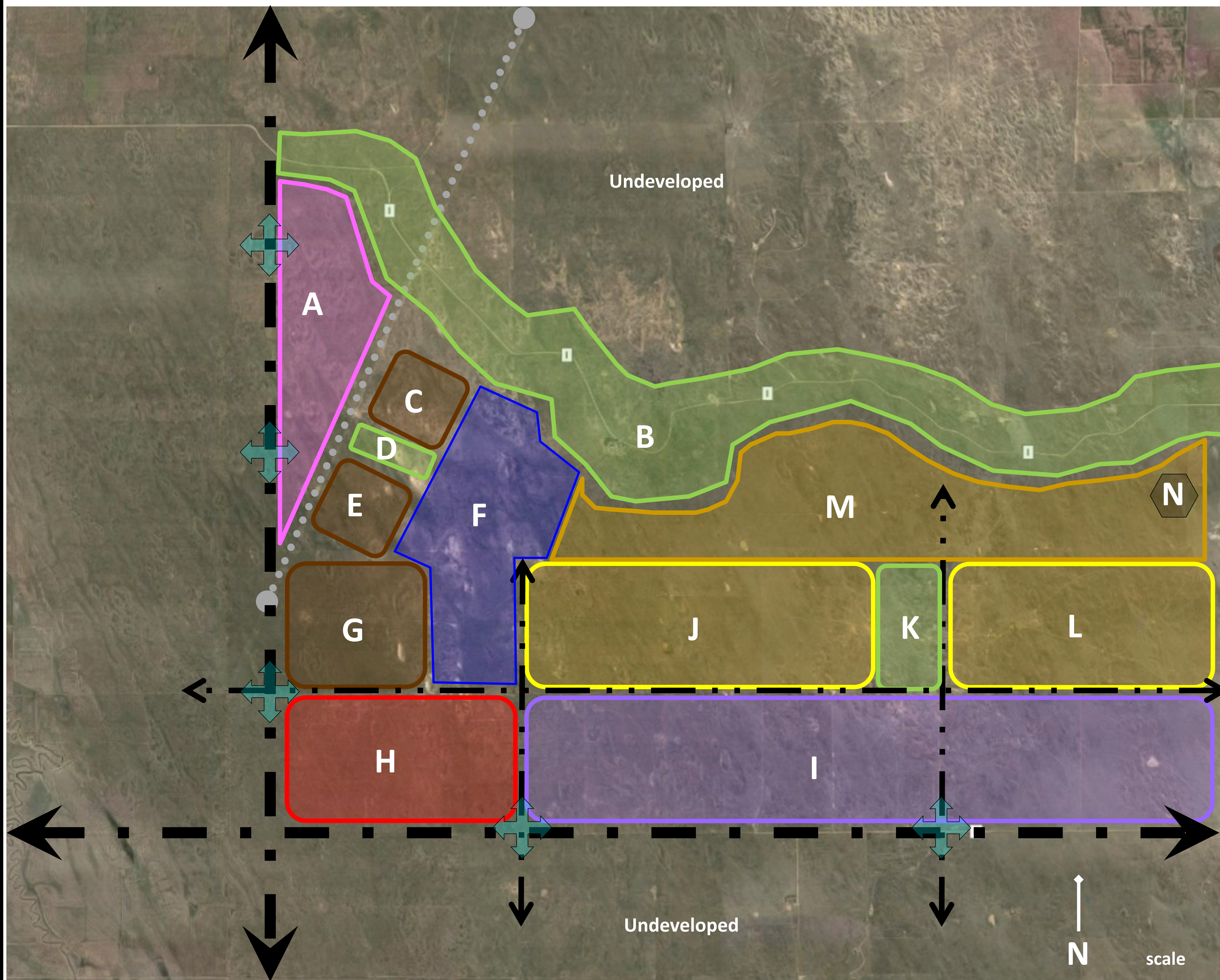
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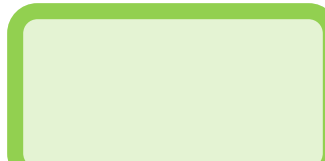







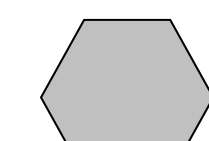
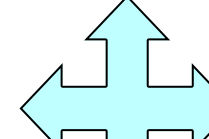
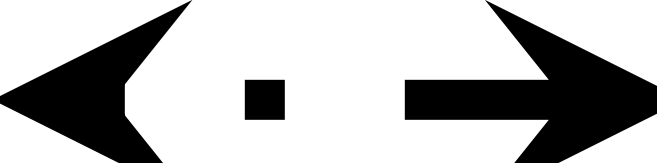
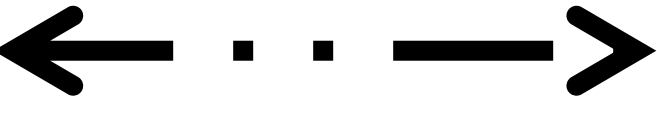
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XYZ PUD Zone Document

Township(s) _____, Section(s) _____, Range(s) _____ of the 6th P.M.

State of Colorado, County of Adams, City of Commerce City



-  Open Space/Flood Plain/Park
-  Office
-  High-Density Residential
-  Public
-  Low-Density Residential
-  Medium-Intensity Residential
-  Commercial
-  Office/Technology
-  Oil and Gas Window
-  Access
-  Arterial
-  Collector
-  Existing Overhead Transmission Line



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XYZ PUD Zone Document

Township(s) _____, Section(s) _____, Range(s) _____ of the 6th P.M.

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Example Land Use Table

Parcel	Use	Size (acres)	Percent of Total (Gross)	Percent of Total (Net)	Density	Total Units Allowed
A	Office	15	8.5	15.8	N/A	N/A
B	Flood Plain	33	18.8	N/A	N/A	N/A
C	High-Density Residential	3	1.7	3.1	8+ du/ac	24+
D	Park	2	1.1	2.1	N/A	N/A
E	High-Density Residential	3	1.7	3.1	8+ du/ac	24+
F	Public Park & School	15	8.5	15.8	N/A	N/A
G	High-Density Residential	5	2.8	5.2	8+ du/ac	40+
H	Commercial	10	5.7	10.5	N/A	N/A
I	Office/Warehouse	35	20	36.8	N/A	N/A
J	Medium-Density Residential	20	11.4	21.1	2—8 du/ac	40—160
K	Park	3	1.7	3.1	N/A	N/A
L	Medium-Density Residential	15	8.5	15.8	2—8 du/acre	30—120
M	Low-Density Residential	15	8.5	15.8	2 du/ac max	30
N	Existing Oil and Gas Window	2	1.1	2.1	N/A	N/A
	Total (Gross)	175	100%	N/A		
	Total (Net—minus floodplain, roads, etc.)	95	N/A	100%		

Example Primary Structure Bulk Standard Notes:

1. Townhomes and Condos may have a side setback of 0' for shared ownership walls.
2. Minimum Unit sizes:
 - 0 bedrooms: 450 square feet
 - 1 bedroom: 550 square feet
 - 2 bedrooms: 700 square feet
 - 3 bedrooms: 850 square feet
 - 4+ bedrooms: 1,000 square feet
3. Garages must be at least 20' from the right-of-way.
4. 1 story homes: 1,080 square feet
2+ story homes 2,160 square feet
5. 1 story homes: 1,500 square feet
2+ story homes: 2,500 square feet
6. Equipment for oil and gas operations shall be governed by the Colorado Oil and Gas Conservation Commission.
7. All measurements are in feet or square feet unless otherwise noted.
8. Setbacks shall be measured from the foundation of the structure to the property line.
9. Architectural features such as fire places, box windows, eaves, rakes, etc. can extend into a setback up to 18" provided the structure complies with the Building and Fire Codes adopted by the city at the time of construction.
10. The Parcel Acreages in the Example Land Use Table may be administratively varied by 15% without a PUD Zone Document Amendment.

Example Primary Structure Bulk Standards

Parcel	Minimum Building Height	Maximum Building Height	Minimum Lot Size	Minimum Lot Frontage	Minimum Front Setback	Maximum Front Setback	Minimum Side Setback	Minimum Side Setback Adjacent to Local or Collector Street	Minimum Side Setback Adjacent to Arterial Street	Minimum Rear Setback	Minimum Building Size	Minimum Floor Area Ratio
A	15	75	10,000	60	10	35	10	15	15	20	N/A	.05
B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C	15	35	2,000	20	10	25	20 ¹	25	30	20	N/A ²	N/A ²
D	10	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
E	15	35	2,000	20	10	25	20 ¹	25	30	20	N/A ²	N/A ²
F	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
G	15	35	2,000	20	10	25	20 ¹	25	30	20	N/A ²	N/A ²
H	15	50	8,000	60	10	N/A	10	10	10	20	N/A	.05
I	15	75	30,000	80	10	N/A	10	10	10	20	N/A	.05
J	15	35	5,000	50	10 ³	30	5	15 ³	20	20	See Note #4	N/A
K	10	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
L	15	35	5,000	50	10 ³	30	5	15 ³	20	20	See Note #4	N/A
M	15	35	8,000	55	10 ³	30	10	15 ³	20	20	See Note #5	N/A
N ⁶	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



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Example PUD Zone Document

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XYZ PUD Zone Document

Township(s)____, Section(s)____, Range(s)____ of the 6th P.M.

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Example Accessory Structure Bulk Standards							
Parcel	Maximum Building Height	Maximum Building Size	Minimum Front Setback	Minimum Side Setback	Minimum Side Setback Adjacent to Local or Collector Street	Minimum Side Setback Adjacent to Arterial Street	Minimum Rear Setback
A	15	See Note #1	See Note #2	5	10	10	5
B	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C	15	N/A	See Note #2	5	10	10	5
D	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3
E	15	N/A	See Note #2	5	10	10	5
F	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3
G	15	N/A	See Note #2	5	10	10	5
H	15	See Note #1	See Note #2	5	10	10	5
I	15	See Note #1	See Note #2	5	10	10	5
J	15	200 ⁴	See Note #5	5	10 ⁵	15 ⁵	5
K	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3	See Note #3
L	15	200 ⁴	See Note #5	5	10 ⁵	15 ⁵	5
M	15	200 ⁴	See Note #5	5	10 ⁵	15 ⁵	5
N ⁶	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Example Accessory Bulk Standard Notes:

1. No accessory structure shall exceed the square footage of the primary structure.
2. Accessory structures shall be placed behind the front façade of the building.
3. All structures in parks shall be governed by the primary structure requirements.
4. Garages shall be a minimum 400 square feet
5. Garages shall be a minimum of 20' from the right-of-way or 5' from an alley. All other accessory structures must be located in the side or rear yard.
6. Oil and gas equipment shall be governed by the Colorado Oil and Gas Conservation Commission.
7. All measurements are in feet or square feet unless otherwise noted.
8. Setbacks shall be measured from the foundation of the structure to the property line.
9. Covered porches may extend into the front setback to 10' from the property line.
10. Decks, patio covers, covered porches, etc. may extend into the rear setback to 10' from the rear property line.

Example General Notes:

1. 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.
2. Access shown in this PUD Zone Document is preliminary and subject to final approval by the city's Public Works Department.
3. Any drainage areas contained in this development are subject to final approval by the city's Public Works Department.
4. At the time of abandonment, the oil and gas property will convert to private open space maintained by the established HOA.
5. Mobile homes are prohibited in this development.
6. Parcel N is an existing oil and gas operation, governed by the Colorado Oil and Gas Conservation Commission's rules and regulations. Any changes to the current operations will be reviewed under the city's Oil and Gas Permit process.



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Use Table Options:

Land uses in a PUD Zone Document may be customized in a Use Table or note(s) can be added to the PUD Zone Document that default to the city's Land Development Code as it is adopted and amended. If you wish to customize a Use Table, please contact your assigned Planner or the Planner of the Day for more information.

Design Options:

Design elements like fencing, landscaping, signage, architectural design standards, lighting, public art, pedestrian connectivity, opens space requirements etc. can be customized through the PUD Zone Document. They can also be codified via a separate design standards document to be approved administratively by the city or language can be added to the PUD Zone Document that defaults the regulation of these items to the standards in the city's Land Development Code as adopted and amended. If you wish to customize these standards in the PUD Zone Document or via a separate design standards document, please contact your assigned Planner or the Planner of the Day for more information.

Street Cross-Section Options:

If street cross-section are being proposed that differ from the city's adopted standards, those cross-sections need to be included with the PUD Zone Document. If you wish to customize these standards in the PUD Zone Document, please contact your assigned Engineer for more information.



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