

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER DOZEMAN
COUNCIL BILL NO. 22
ORDINANCE NO. 1701
Series of 2020

TITLE: AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED AT 4990 PARFET STREET FROM PLANNED COMMERCIAL DEVELOPMENT (PCD) TO PLANNED INDUSTRIAL DEVELOPMENT (PID) WITH APPROVAL OF AN OUTLINE DEVELOPMENT PLAN (CASE NO. WZ 20-02 / AXIS 70 WEST)

WHEREAS, Chapter 26 of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of requests for land use cases; and,

WHEREAS, Industrial Partners Qualified Opportunity Fund, LLLP submitted a land use application for approval of a zone change to the Planning Industrial District (PID) for property at 4990 Parfet Street; and,

WHEREAS, the City of Wheat Ridge has adopted a Comprehensive Plan, Envision Wheat Ridge, which calls for the creation of a resilient local economy based on a balanced mix of land uses; and,

WHEREAS, the proposed planned development is necessary and appropriate to accommodate a large-format industrial land use which is not contemplated in the City's standard zoning codes; and,

WHEREAS, the zone change criteria support the request; and,

WHEREAS, the City of Wheat Ridge Planning Commission held a public hearing on December 3, 2020 and voted to recommend approval of the rezoning of the property to Planned Industrial Development (PID).

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Upon application by Industrial Partners Qualified Opportunity Fund, LLLP for approval of a zone change ordinance from Planned Commercial Development (PCD) to Planned Industrial Development (PID) for property located at 4990 Parfet Street, and pursuant to the findings made based on testimony and evidence presented at a public hearing before the Wheat Ridge City Council, a zone change is approved for the following described land:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF

LAND RECORDED IN BOOK 126 AT PAGE 583 IN THE CLERK AND RECORDERS OFFICE OF JEFFERSON COUNTY FROM WHENCE THE SOUTH ¼ CORNER OF SAID SECTION 16 BEARS S00°12'56"E, 488.60 FEET; THENCE S73°50'05"W ALONG SAID SOUTHERLY LINE OF THAT PARCEL OF LAND RECORDED IN BOOK 126 AT PAGE 583 IN THE CLERK AND RECORDERS OFFICE OF JEFFERSON COUNTY RECORDS, 549.59 FEET TO A POINT ON THE EAST LINE OF PARFET STREET AS RECORDED IN BOOK 155 AT PAGE 424 IN THE CLERK AND RECORDER'S OFFICE OF JEFFERSON COUNTY; THENCE N00°12'41"W ALONG SAID EAST LINE OF PARFET STREET, 96.79 FEET; THENCE N00°21'29"W ALONG SAID EAST LINE OF PARFET STREET, 754.84 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1329 AT PAGE 127 IN THE CLERK AND RECORDER'S OFFICE OF JEFFERSON COUNTY; THENCE N89°29'17"E ALONG THE SOUTH LINE OF SAID PARCEL, 139.89 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°19'39"W ALONG THE EAST LINE OF SAID PARCEL, 126.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ SOUTHWEST ¼ OF SAID SECTION 16; THENCE N89°29'34"E ALONG SAID NORTH LINE, 390.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ SOUTHWEST ¼ OF SAID SECTION 16; THENCE S00°12'56"E ALONG THE EAST LINE OF THE SOUTHEAST ¼ SOUTHWEST ¼ OF SAID SECTION 16, 829.81 FEET TO THE POINT OF BEGINNING, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO.

Section 2. Vested Property Rights. Approval of this zone change does not create a vested property right. Vested property rights may only arise and accrue pursuant to the provisions of Section 26-121 of the Code of Laws of the City of Wheat Ridge.

Section 3. Safety Clause. The City of Wheat Ridge hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the City of Wheat Ridge, that it is promulgated for the health, safety, and welfare of the public and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. Severability; Conflicting Ordinance Repealed. If any section, subsection or clause of the ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect 15 days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 8 to 0 on this 14th day of December 2020, ordered it published with Public Hearing and consideration on final passage set for **Monday, January 11, 2021 at 7:00 o'clock p.m.**, as a virtual meeting, and that it takes effect 15 days after final publication.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 8 to 0, this 11th day of January, 2021.


SIGNED by the Mayor on this 11th day of January, 2021.

Bud Starker, Mayor

ATTEST:

Steve Kirkpatrick, City Clerk

Approved as to Form



Gerald Dahl, City Attorney

1st publication: December 17, 2020

2nd publication: January 14, 2021

Jeffco Transcript

Effective Date: January 29, 2021

Published:

Jeffco Transcript and www.ci.wheatridge.co.us

Axis 70 West Planned Industrial Development

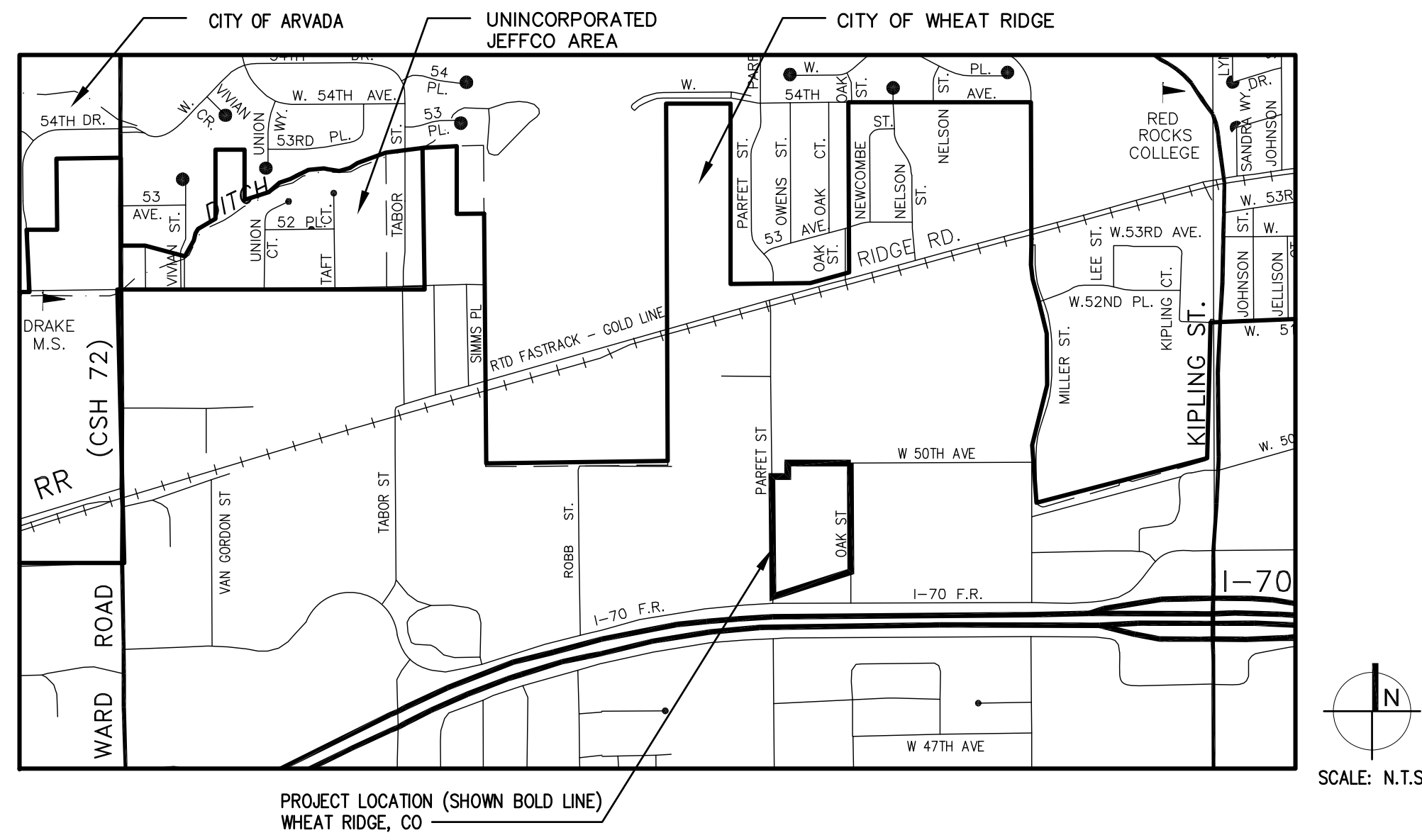
An Outline Development Plan in the City of Wheat Ridge, CO

PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 3, RANGE 69 WEST OF 6TH P.M.
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND RECORDED IN BOOK 126 AT PAGE 583 IN THE CLERK AND RECORDERS OFFICE OF JEFFERSON COUNTY FROM WHENCE THE SOUTH ¼ CORNER OF SAID SECTION 16 BEARS S00°12'56"E, 488.60 FEET; THENCE S73°50'05"W ALONG SAID SOUTHERLY LINE OF THAT PARCEL OF LAND RECORDED IN BOOK 126 AT PAGE 583 IN THE CLERK AND RECORDERS OFFICE OF JEFFERSON COUNTY RECORDS, 549.59 FEET TO A POINT ON THE EAST LINE OF PARFET STREET AS RECORDED IN BOOK 155 AT PAGE 424 IN THE CLERK AND RECORDER'S OFFICE OF JEFFERSON COUNTY; THENCE N00°12'41"W ALONG SAID EAST LINE OF PARFET STREET, 96.79 FEET; THENCE N00°21'29"W ALONG SAID EAST LINE OF PARFET STREET, 754.84 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1329 AT PAGE 127 IN THE CLERK AND RECORDER'S OFFICE OF JEFFERSON COUNTY; THENCE N89°29'34"E ALONG THE SOUTH LINE OF SAID PARCEL, 139.89 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°19'39"W ALONG THE EAST LINE OF SAID PARCEL, 126.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ SOUTHWEST ¼ OF SAID SECTION 16; THENCE N89°29'34"E ALONG SAID NORTH LINE, 390.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ SOUTHWEST ¼ OF SAID SECTION 16; THENCE S00°12'56"E ALONG THE EAST LINE OF THE SOUTHWEST ¼ SOUTHWEST ¼ OF SAID SECTION 16, 829.81 FEET TO THE POINT OF BEGINNING, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
 TO BE KNOWN AS LOT 1, AXIS 70 WEST SUBDIVISION FILING NO. 1

VICINITY MAP



SHEET INDEX

SHEET 1 OF 2 COVER SHEET
 SHEET 2 OF 2 ARCHITECTURAL STANDARDS & SKETCH PLAN

PROJECT TEAM

owner

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39 North Engineering and Surveying LLC
 4495 HALE PARKWAY, STE 302
 DENVER, CO 80220

DAMIEN CAIN
 damien.cain@39north.net

CHARACTER OF DEVELOPMENT

THE PROPERTY WILL BE DEVELOPED AS A SINGLE INDUSTRIAL WAREHOUSE BUILDING. THE RESULTING BUILDING WOULD ACCOMMODATE BUSINESSES OF VARYING SIZE AND WOULD LARGELY TARGET USERS THAT NEED LOGISTICS SPACE THAT CAN BE UTILIZED FOR DISTRIBUTION, LIGHT MANUFACTURING, SHOWROOM/SALES FLOOR, WHOLESALE OPERATION, AS WELL AS SERVICE AND SUPPLIER-ORIENTED BUSINESSES. THE PROPOSED BUILDING WILL HAVE THE FLEXIBILITY FOR SMALL TO LARGE AND POTENTIALLY BUILD-TO-SUIT TENANTS IN A FRONT PARK / REAR LOAD DESIGN. THE BUILDING TO BE DESIGNED FOR THE MAIN FAÇADE OF THE BUILDING TO FRONT ON PARFET STREET. HOWEVER, WE ANTICIPATE AN ELEVATED GLASS LINE AND ARCHITECTURAL DESIGN ON THE SOUTH END OF THE BUILDING FOR A FIRST CLASS CURB APPEAL ALONG W I-70 FRONTAGE ROAD. THE LOADING SIDE OF THE BUILDING WOULD THEN FRONT ON OAK STREET. THE PROPERTY WILL HAVE TWO ACCESSES FROM OAK STREET AND TWO ACCESSES FROM PARFET STREET. THE DEVELOPMENT WILL BE CONSISTENT WITH GOALS, POLICIES AND OBJECTIVES OF THE CITY OF WHEAT RIDGE AND SUPPORTS EMPLOYMENT WITHIN CITY OF WHEAT RIDGE.

STATEMENT OF PROPOSED ZONING

THIS REZONING REQUEST IS INTENDED TO CONSOLIDATE EXISTING PARCELS OF LAND ZONED PLANNED COMMERCIAL DEVELOPMENT (PCD) INTO A PLANNED INDUSTRIAL DEVELOPMENT (PID) FOR THE CONSTRUCTION OF A SINGLE INDUSTRIAL WAREHOUSE BUILDING. THIS USE OF THE PROPERTY IS CONSISTENT WITH THE GOALS, OBJECTIVES & POLICIES OF THE CITY OF WHEAT RIDGE AS STATED IN THE COMPREHENSIVE PLAN. SUBSEQUENT SITE PLAN SUBMITTALS WILL DETAIL THE SPECIFIC NATURE OF THE ARCHITECTURE & LANDSCAPE IMPROVEMENTS.

OWNERSHIP STATEMENT

THE OWNER OF THE PROPERTY IS INDUSTRIAL PARTNERS QUALIFIED OPPORTUNITY FUND LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

UNIFIED CONTROL STATEMENT

THE OWNER OF THE PROPERTY WHICH PERTAINS TO THIS OUTLINE DEVELOPMENT PLAN (ODP), INDUSTRIAL PARTNERS QUALIFIED OPPORTUNITY FUND LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, INTEND TO REMAIN OWNERSHIP OF ALL ODP COMPONENTS AND ACCEPTS RESPONSIBILITY FOR ALL EXTERIOR MAINTENANCE ON THE PROPERTY.

STANDARD ODP NOTE

THIS OUTLINE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE. SPECIFIC DEVELOPMENT ELEMENTS SUCH AS SITE LAYOUT AND BUILDING ARCHITECTURE HAVE NOT BEEN ADDRESSED ON THIS DOCUMENT. AS A RESULT, A SPECIFIC DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF WHEAT RIDGE PRIOR TO THE SUBMITTAL OF A RIGHT-OF-WAY OR BUILDING PERMIT APPLICATION AND ANY SUBSEQUENT SITE DEVELOPMENT.

ALLOWABLE USES & DEVELOPMENT STANDARDS

PERMITTED LAND USES:
 ALL USES PERMITTED IN I-E, C-1 AND C-2 ZONING SUCH AS:
 INDUSTRIAL AND COMMERCIAL USES THAT SUPPORT EMPLOYMENT SUCH AS LIGHT & MODERATE INDUSTRIAL, MANUFACTURING OR PROCESSING, WAREHOUSING USES, STORAGE YARD, OUTDOOR STORAGE, SALES/ SHOWROOM, LOGISTICS CENTER, BUSINESS PARK, OFFICE, REPAIR, RETAIL, WHOLESALE AND SERVICES

OFF STREET VEHICULAR PARKING:
 AS REQUIRED BY SECTION 26-501 OF THE WHEAT RIDGE CODE OF LAWS, TABLE 6 EXCEPT:
 - MANUFACTURING, PROCESSING, ASSEMBLY OR SIMILAR INDUSTRIAL USES 1 PER 500 SF OR 1 PER EMP. (LARGEST SHIFT)
 - WAREHOUSE 1 PER 2,000 SF OF WAREHOUSE AREA OR 1 PER EMP. (LARGEST SHIFT)
 - SHIFT WHICHEVER IS HIGHER
 - OFFICE PORTION OF WAREHOUSE 1 PER 300 SF
 - SALES, SHOWROOM 1 PER 1,000 SF OF SALES AREA
 - BICYCLE PARKING MIN 5% OF TOTAL CAR SPACES, MIN ONE (2)

SHARED PARKING:
 SHARED PARKING SHALL BE IN CONFORMANCE WITH SECTION 26-501, C. OF THE WHEAT RIDGE CODE OF LAWS

NUMBER OF ACCESS POINTS:
 MAX TWO (2) ACCESS POINTS PER PUBLIC STREET, SPACED AT NOT LESS THAN 100' INTERVALS.

CURB CUT WIDTH:
 MIN (20) FEET AND MAX (45) FEET

OUTDOOR STORAGE, DISPLAY AND SALES:
 MERCHANDISE, MATERIAL OR STOCK MAY NOT BE STORED IN THE FRONT OF BUILDINGS. OUTDOOR STORAGE MAY ONLY OCCUR WITHIN THE SIDE OR REAR YARDS AND MUST BE COMPLETELY SCREENED FROM ADJACENT PROPERTIES AND STREETS BY A MAX TEN (10) FOOT HIGH OPAQUE WALL OR FENCE. MERCHANDISE, MATERIAL OR STOCK SHALL NOT BE STOCKED TO A HEIGHT GREATER THAN THAT OF THE SCREENING WALL/ FENCE. GATES ARE ALLOWED TO BE TRANSPARENT SO LONG AS ALL OUTDOOR STORAGE IS SCREENED. TEN (10) FOOT WALLS OR FENCES SHALL ONLY BE ALLOWED WITHIN THE LOADING AREA, AND SHALL NOT BE LOCATED WITHIN REQUIRED SETBACKS OR LANDSCAPE BUFFERS. "LOADING AREA" IS DEFINED AS THE PAVEMENT AREA ON THE EAST SIDE OF THE BUILDING AS IDENTIFIED ON THE SKETCH PLAN.

ACCESSORY STRUCTURE:
 ACCESSORY STRUCTURE SHALL BE IN CONFORMANCE WITH SECTION 26-625 OF THE WHEAT RIDGE CODE OF LAWS.

ARCHITECTURAL, SITE, AND STREETScape DESIGN:
 RE: PAGE 2 OF 2

LANDSCAPING:
 RE: PAGE 2 OF 2

LIGHTING, FENCING & SIGNAGE:
 - ALL EXTERIOR LIGHTING SHALL BE IN CONFORMANCE WITH SECTION 26-503 OF THE WHEAT RIDGE CODE OF LAWS.
 - ALL FENCING SHALL BE IN CONFORMANCE WITH SECTION 26-603 OF THE WHEAT RIDGE CODE OF LAWS OR AS SPECIFIED ABOVE FOR OUTDOOR STORAGE
 - ALL SIGNAGE SHALL BE IN CONFORMANCE WITH ARTICLE VII OF THE WHEAT RIDGE CODE OF LAWS.

MAX LOT COVERAGE	EIGHTY-FIVE (85) PERCENT
MIN LANDSCAPE COVERAGE & OPEN SPACE	FIFTEEN (15) PERCENT
MIN LOT SIZE, MIN LOT DIMENSIONS, NET DENSITY, GROSS DENSITY	NO LIMITATIONS
MIN BUILDING SETBACK FRONT (WEST) REAR (EAST)	FIFTEEN (15) FEET - MUST BE LANDSCAPED FIFTEEN (15) FEET MUST BE LANDSCAPED FOR ONE-STORY & ADDITIONAL FIVE (5) PER EACH ADDITIONAL STORY FORTY (40) FEET MUST BE LANDSCAPED IF ADJACENT TO LOADING
SIDE (SOUTH) SIDE TO ROW (NORTH) SIDE TO RESIDENTIAL (NORTH)	FIFTEEN (15) FEET FIFTEEN (15) FEET - MUST BE LANDSCAPED FIFTEEN (15) FEET LANDSCAPE BUFFER + 6' FENCE
MIN SEPARATION BETWEEN BUILDINGS	SIXTY (60) FEET (AS NOTED IN IBC 2018, SEC. 507 FOR UNLIMITED AREA)
MAX BUILDING HEIGHT	FIFTY (50) FEET

SURVEYOR'S CERTIFICATE

I, DAMIEN CAIN PE & PLS DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF (AXIS 70 WEST SUBDIVISION FILING NO. 1) WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH ALL APPLICABLE COLORADO STATUTES, CURRENT REVISED EDITION AS AMENDED, THE ACCOMPANYING PLAN ACCURATELY REPRESENTS SAID SURVEY.

SURVEYOR'S SEAL

DAMIEN CAIN
 STATE OF COLORADO PLS 38284

CITY CERTIFICATION

APPROVAL THIS ____ DAY OF _____, 2020 BY THE WHEAT RIDGE CITY COUNCIL.

ATTEST

CITY CLERK

MAYOR

DIRECTOR OF COMMUNITY DEVELOPMENT

PLANNING COMMISSION CERTIFICATION

RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 2020 BY THE WHEAT RIDGE PLANNING COMMISSION.

CHAIRPERSON

COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF JEFFERSON)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, AT ____ O'CLOCK ____ M ON THE ____ DAY OF _____, 2020 A.D., IN BOOK _____, PAGE _____, RECEPTION NO. _____

JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

OWNER CERTIFICATION

THE BELOW SIGNED OWNER(S), OR LEGALLY DESIGNATED AGENT(S) THEREOF, DO HEREBY AGREE THAT THE PROPERTY LEGALLY DESCRIBED HEREON WILL BE DEVELOPED AS A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE USES, RESTRICTIONS AND CONDITIONS CONTAINED IN THIS PLAN, AND AS MAY OTHERWISE BE REQUIRED BY LAW. I (WE) FURTHER RECOGNIZE THAT THE APPROVAL OF A REZONING TO PLANNED DEVELOPMENT, AND APPROVAL OF THIS OUTLINE DEVELOPMENT PLAN, DOES NOT CREATE A VESTED PROPERTY RIGHT. VESTED PROPERTY RIGHTS MAY ONLY ARISE AND ACCRUE PURSUANT TO THE PROVISIONS OF SECTION 26-121 OF THE WHEAT RIDGE CODE OF LAWS.

RICHARD G McCLINTOCK, PRESIDENT, INDUSTRIAL PARTNERS QUALIFIED OPPORTUNITY FUND LLLP

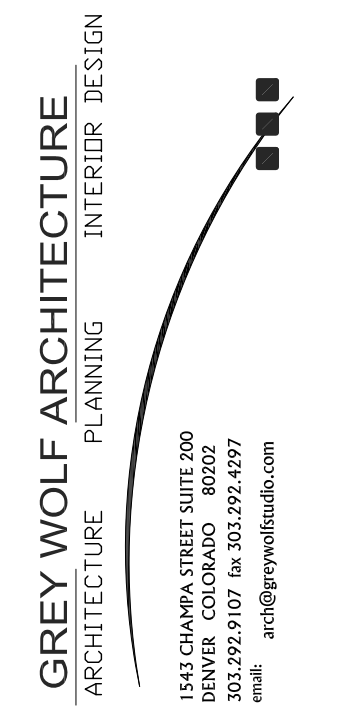
STATE OF COLORADO)
) SS
 COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

A.D. 2020 BY _____

NOTARY PUBLIC

PREPARED BY:



AXIS 70 WEST
 4990 PARFET ST
 WHEAT RIDGE, CO

DATES/ REVISIONS

04.24.20	ODP 1st SUB.
07.24.20	ODP 2nd SUB.
10.21.20	ODP 3rd SUB.
11.17.20	ODP 4th SUB.
12.02.20	ODP 5th SUB
12.08.20	ODP 6th SUB

CASE HISTORY

- WZ-20-02
- WZ-20-03
- MS-20-05
- SUP-07-08
- WZ-05-05
- WZ-05-11
- MS-05-04
- PBG-00-03
- TUP-99-05
- MS-86-03
- WZ-86-10

1 OF 2

COVER SHEET

WZ-20-02 Title: P:\2020\WZ-20-02\Axis 70 West\Westfield\Planning\zoning\ODP\039 SHEET 1 & 2 ODP.dwg
 Plot Date/Time: 12/29/20 01:21:49

Axis 70 West Planned Industrial Development An Outline Development Plan in the City of Wheat Ridge, CO

PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 3, RANGE 69 WEST OF 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 2

GREY WOLF ARCHITECTURE
 PLANNING INTERIOR DESIGN
 1443 CHAMPA STREET SUITE 200
 DENVER, COLORADO 80202
 (303) 733-4977
 gwa@greylwolf.com

PREPARED BY:

AXIS 70 WEST
4990 PARFET ST
WHEAT RIDGE, CO

STANDARD NOTE

THE SITE SHALL COMPLY WITH THE ARCHITECTURAL AND SITE DESIGN MANUAL (ASDM) AND STREETSCAPE DESIGN MANUAL, EXCEPT FOR THE SECTIONS NOTED BELOW. FOR THE PURPOSE OF THE ASDM, THIS SITE IS IN THE SUBURBAN OVERLAY AND THE BUILDING IS CONSIDERED HEAVY COMMERCIAL/INDUSTRIAL. THE MODIFICATIONS NOTED BELOW ARE INTENDED TO ACKNOWLEDGE AND ACCOMMODATE THE UNIQUE REQUIREMENTS OF A LARGE FORMAT INDUSTRIAL BUILDING AND THE UNIQUE CONSTRAINTS AND ORIENTATION OF THE SITE.

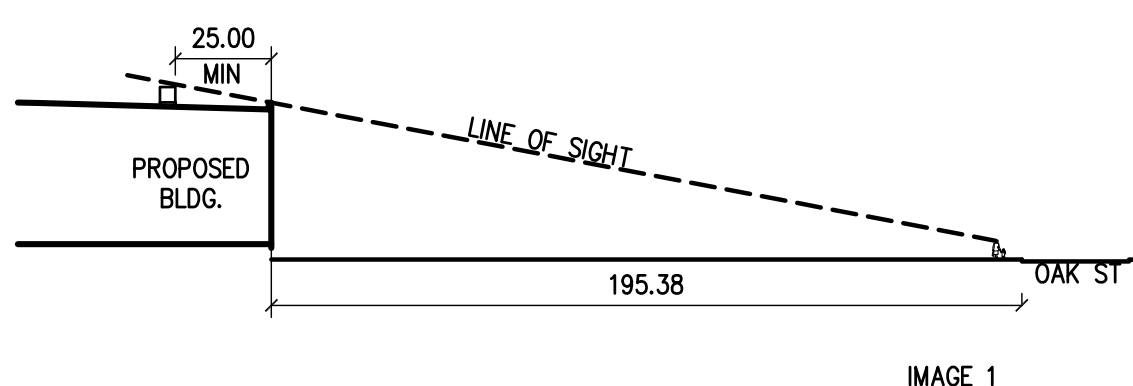


IMAGE 1

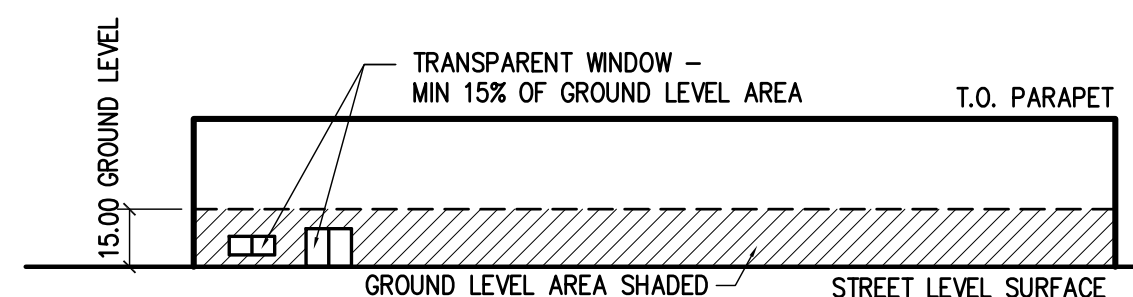


IMAGE 2

ARCHITECTURAL, SITE & STREETSCAPE DESIGN:

THE SITE SHALL COMPLY WITH THE ARCHITECTURAL AND SITE DESIGN MANUAL (ASDM) AND STREETSCAPE DESIGN MANUAL SHALL APPLY IN FULL EXCEPT FOR THE FOLLOWING MODIFICATION:

- CHAPTER 3 (SITE DESIGN) SHALL APPLY IN FULL WITH THE FOLLOWING MODIFICATIONS:
 - SECTION 3.3 - BUILDING PLACEMENT: SETBACKS SHALL BE AS DEPICTED ON SHEET 1.
 - SECTION 3.4 - PARKING PLACEMENT: PARKING AND LOADING AREAS SHALL BE PERMITTED AS DEPICTED IN THE SKETCH PLAN.
 - SECTION 3.5 - SHARED AND ON-STREET PARKING: SHARED PARKING IS ENCOURAGED AND SHALL CONFORM TO SECTION 26-501.C OF WHEAT RIDGE CODE OF LAWS.
 - SECTION 3.7 - SCREENING, BUFFERS, AND TRANSITIONS (PARKING LOT & DRIVE): DESIGN STANDARDS 1 AND 2 SHALL NOT APPLY, BUT IS DEPENDENT ON THE PORTION OF THE SITE.
 - ADJACENT TO OAK STREET - MIN FIFTEEN (15) FEET LANDSCAPE BUFFER ADJACENT TO RIGHT-OF-WAY
 - ADJACENT TO PARFET STREET - MIN FIFTEEN (15) FEET LANDSCAPE BUFFER ADJACENT TO RIGHT-OF-WAY
 - ADJACENT TO 50TH AVENUE - MIN FIFTEEN (15) FEET LANDSCAPE BUFFER ADJACENT TO RIGHT-OF-WAY
 - ADJACENT TO RESIDENTIAL DEVELOPMENT - MIN FIFTEEN (15) FEET LANDSCAPE BUFFER AND 6' HIGH SOLID FENCE
 - LANDSCAPE BUFFER WIDTH SHALL BE INCREASED TO MIN FORTY (40) FEET IF REAR BUILDING FACADE WITH LOADING AREA IS FACING STREET.
- CHAPTER 4.2 (HEAVY COMMERCIAL/INDUSTRIAL BUILDING DESIGN) SHALL APPLY IN FULL WITH THE FOLLOWING MODIFICATIONS:
 - DESIGN STANDARD A.2 (FAÇADE ARTICULATION) IS MODIFIED TO REQUIRE VARIATION IN PLANE DEPTH THAT IS A MINIMUM OF 3 FEET FOR EVERY 250 LINEAR FEET OF THE LENGTH OF THE FAÇADE. THIS REQUIREMENT APPLIED TO EACH FAÇADE.
 - DESIGN STANDARD A.3 (PRIMARY ENTRANCE) IS MODIFIED TO ADD A PERMANENT CANOPY OR SUNSHADE EXTENDING AT LEAST THREE (3) FEET FROM THE MAIN FAÇADE AS ONE OF THE WAYS TO ACHIEVE PRIMARY ENTRY EMPHASIS.
 - DESIGN STANDARD B.1 (PRIMARY MATERIALS) IS MODIFIED TO ADD ARTICULATED SITE CAST CONCRETE PANELS AS A PRIMARY MATERIAL. PRIMARY MATERIAL REQUIREMENTS SHOULD APPLY TO EACH FAÇADE.
 - DESIGN STANDARD B.2 (SECONDARY MATERIALS) IS MODIFIED TO ADD MULTICOLORED AND/OR SPANDREL GLASS AS A SECONDARY MATERIAL AND ALLOWING EIFS ONLY ABOVE GROUND LEVEL. SECONDARY MATERIAL SECONDARY MATERIAL MAY NOT EXCEED 60% OF ANY FAÇADE AND ONLY APPLIES TO FRONT FAÇADE FACING PUBLIC STREET.
 - DESIGN STANDARD B.4 (MATERIAL VARIATION) IS MODIFIED TO ALLOW AT LEAST TWO (2) DIFFERENT MATERIALS PER EACH FAÇADE.
 - DESIGN STANDARD B.5 (SUPPLEMENTARY MATERIAL STANDARDS) IS ADDED TO SET FORTH CONCRETE PANEL SPECIFICATIONS AND ENSURE HIGH QUALITY CONCRETE PANELS, IF CHOSEN AS PRIMARY MATERIAL. AT LEAST THREE (3) ARTICULATIONS WOULD BE REQUIRED:
 - AT LEAST TWO (2) HORIZONTAL OR VERTICAL REVEALS TO REDUCE THE VISUAL SCALE OF FAÇADE PANELS, MIN DEPTH OF REVEAL 3/4"
 - FORM LINER, MIN DEPTH 3/4"
 - AT LEAST TWO (2) PAINT COLORS
 - TEXTURED PAINT
 - AT LEAST ONE (1) WINDOW OR CLERESTORY WINDOW OPENING FOR MAX 150 FEET
 - DESIGN STANDARDS B.6 (BUILDING ADDITION) IS ADDED TO SET FORTH GUIDANCE FOR BUILDING ADDITIONS AND MATCHING PRIMARY MATERIALS OF THE EXISTING BUILDING.
 - DESIGN STANDARD C.2 (TRANSPARENCY CALCULATION) IS MODIFIED TO DEFINE GROUND FLOOR AS BEING FROM 0-15' PER IMAGE 2 AND ALLOWING A DARK FILM MOUNTED ONLY ON INTERIOR SIDE OF WINDOWS IF USED AS "BACK OF HOUSE" AREA. ONLY APPLIES TO FRONT FAÇADE FACING PUBLIC STREET.
 - DESIGN STANDARDS D.1 (SCREENING OF LOADING AREAS) IS MODIFIED TO REQUIRE MINIMIZED VIEWS OF LOADING EQUIPMENT AND SERVICE AREAS THROUGH USE OF BUFFERS AND/ OR WALLS. REFERENCE MODIFICATIONS TO SECTION 3.7 - SCREENING, BUFFERS, AND TRANSITIONS IN THIS ODP.
 - DESIGN STANDARD D.2 (ROOFTOP SCREENING) IS MODIFIED TO ALLOW SETBACKS OF ROOFTOP MECHANICALS IN LIEU OF SCREENING DEVICE PER IMAGE 1. ALL ROOFTOP EQUIPMENT THAT IS VISIBLE FROM THE STREET SHALL REQUIRE ADDITIONAL SCREENING.
 - DESIGN STANDARD D.3 (TRASH SCREENING) IS MODIFIED TO ALLOW FULLY SCREENED TRASH ENCLOSURE TO BE LOCATED BETWEEN THE BUILDING FACADE AND RIGHT-OF WAY ONLY IF LOCATED MIN EIGHTY (80) FEET FROM PROPERTY LINE AND DESIGNED TO MATCH THE BUILDING USING COMPATIBLE MATERIALS.

LANDSCAPING, BUFFERS & SCREENING:

- SECTION SEC. 26-502, 3. NONRESIDENTIAL USES OF THE WHEAT RIDGE CODE OF LAWS SHALL APPLY IN FULL WITH THE FOLLOWING MODIFICATIONS:
 - LANDSCAPING AND SCREENING APPLICABILITY WAS REVISED TO ALLOW FOR FLEXIBLE LOCATIONS BASED ON EASEMENTS AND UTILITIES.
 - IN UNDERGROUND UTILITIES PROXIMITY, SPECIES OF TREES SHALL BE CHOSEN THAT HAVE SMALLER ROOT AREAS TO PREVENT CONFLICTS BETWEEN PLANTS AND UTILITIES.
 - SECTION 26-502.D.3.D WAS MODIFIED TO REQUIRE AN ENHANCED FIFTEEN (15) FEET BUFFER ADJACENT TO RESIDENTIAL IN ADDITION TO 6' HEIGHT SOLID FENCING.

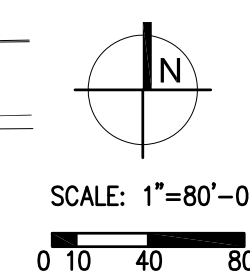
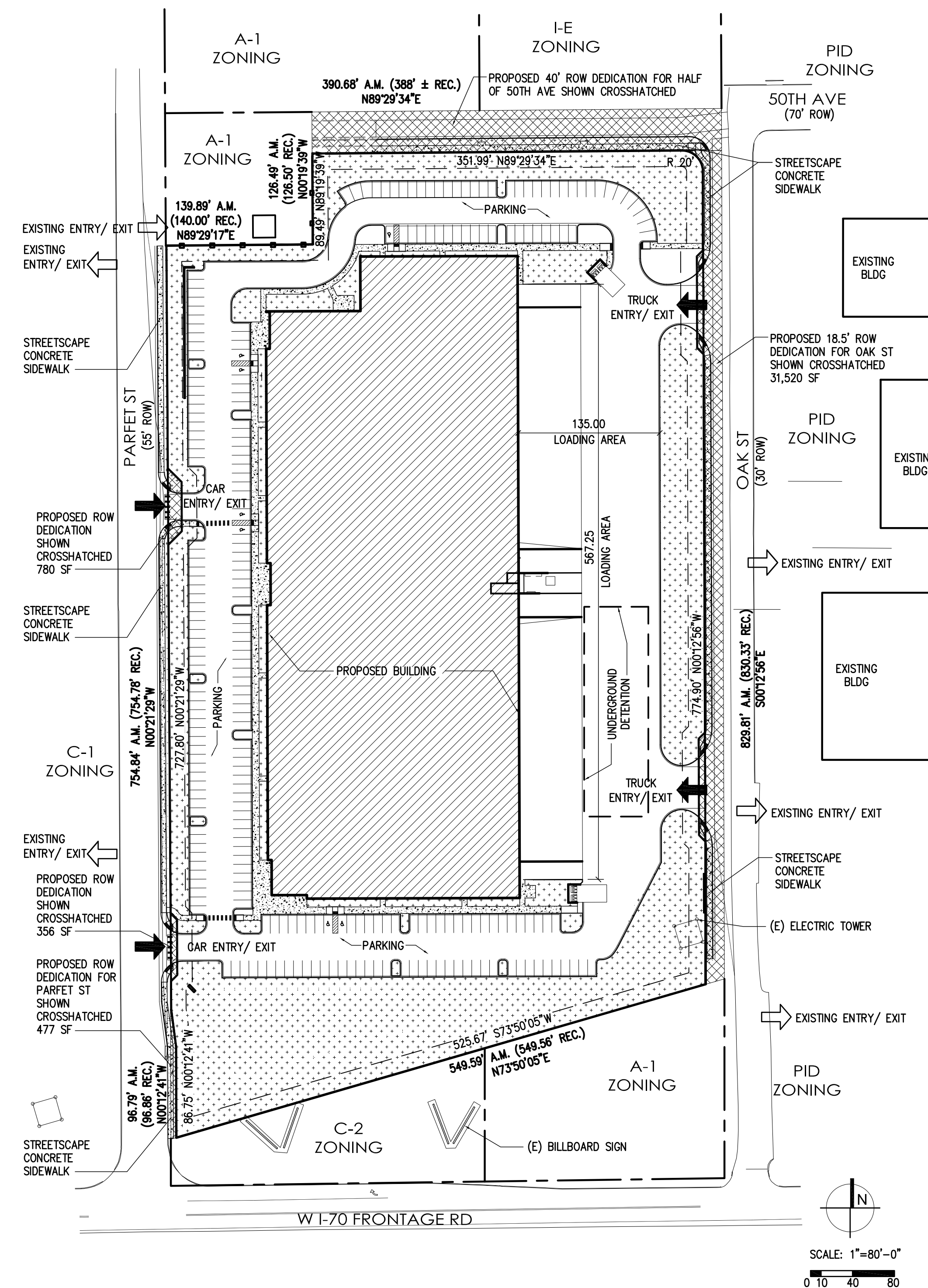
MINIMUM WIDTH OF LANDSCAPE AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY FRONTAGE (WITHIN BUFFER AREAS):

- MINIMUM LANDSCAPE AREA OF FIFTEEN (15) FEET SHALL SEPARATE THE PARFET RIGHT-OF-WAY FROM THE ADJACENT PARKING. MINIMUM NUMBER OF TREES TO BE 1 PER 30 LINEAR FEET OF FRONTAGE - MIN TWENTY SEVEN (27) TREES TO BE REQUIRED.
- MINIMUM LANDSCAPE AREA OF FIFTEEN (15) FEET SHALL SEPARATE THE OAK STREET RIGHT-OF-WAY FROM THE ADJACENT PARKING OR MINIMUM LANDSCAPE AREA OF FORTY (40) FEET SHALL SEPARATE THE OAK STREET RIGHT-OF-WAY FROM THE ADJACENT LOADING AREA. MINIMUM NUMBER OF TREES TO BE 1 PER 30 LINEAR FEET OF FRONTAGE - MIN TWENTY FIVE (25) TREES TO BE REQUIRED.
- MINIMUM LANDSCAPE AREA OF FIFTEEN (15) FEET SHALL SEPARATE THE 50TH AVE RIGHT-OF-WAY FROM THE ADJACENT PARKING. MINIMUM NUMBER OF TREES TO BE 1 PER 30 LINEAR FEET OF FRONTAGE - MIN ELEVEN (11) TREES TO BE REQUIRED.
- BOTH MINIMUM LANDSCAPE AREA OF FIFTEEN (15) FEET AND SIX (6) FEET SOLID FENCE SHALL BE ADJACENT TO RESIDENTIAL USE OR ZONING.
- LANDSCAPE BUFFER WIDTH SHALL BE INCREASED TO MINIMUM FORTY (40) FEET IF REAR BUILDING FAÇADE WITH LOADING AREA IS FACING STREET. PLANTING REQUIREMENTS WITHIN FORTY (40) FEET BUFFER INCLUDE MASSING OF SCREEN SHRUBS AND A COMBINATION OF DECIDUOUS AND EVERGREEN TREES PLANTED IN CLUSTERS WITH A MINIMUM OF ONE (1) TREE PER THIRTY (30) FEET OF ROAD FRONTAGE. THE PURPOSE OF THE BUFFER LANDSCAPE IS TO OBSCURE THE PUBLIC VIEW OF THE LOADING AREA FROM THE STREET.

TREE MITIGATION/ REPLACEMENT:

A LICENSED ARBORIST SHALL PREPARE A REPORT ON THE EXISTING PROPERTY. A TREE MITIGATION PLAN SHALL BE DEVELOPED AFTER A REVIEW OF THE EXISTING TREES TO DETERMINE THE QUANTITY, SIZE, AND LOCATION OF VISIBLE AND NON-VISIBLE TREES. A GOOD FAITH EFFORT SHALL BE MADE TO SAVE TREES DEEMED VISIBLE. ANY PROPOSED DEVELOPMENT SHALL ACCOMMODATE ADDITIONAL TREES THAN THAT WHICH EXISTS TODAY. WHEN SUCH REPLANTING IS NOT FEASIBLE, REMOVED TREES SHALL BE REPLACED AT A RATIO OF (2:1) TWO-TO-ONE AT 2" CALIPER SIZE.

SKETCH PLAN



LEGEND

	PROPERTY LINE		CONCRETE SIDEWALK, SIDEWALK BEHIND PROPERTY LINE IS STREETSCAPE SIDEWALK
	SETBACK LINE		ROW DEDICATION
	CURB & GUTTER		LANDSCAPE AREA
			PROPOSED BUILDING
			PROPOSED PAVEMENT

DATES/ REVISIONS

04.24.20	ODP 1st SUB.
07.24.20	ODP 2nd SUB.
10.21.20	ODP 3rd SUB.
11.17.20	ODP 4th SUB.
12.02.20	ODP 5th SUB.
12.08.20	ODP 6th SUB.

CASE HISTORY

WZ-20-02
 WZ-20-03
 MS-20-05
 SUP-07-08
 WZ-05-05
 WZ-05-11
 MS-05-04
 PBG-00-03
 TUP-99-05
 MS-86-03
 WZ-86-10