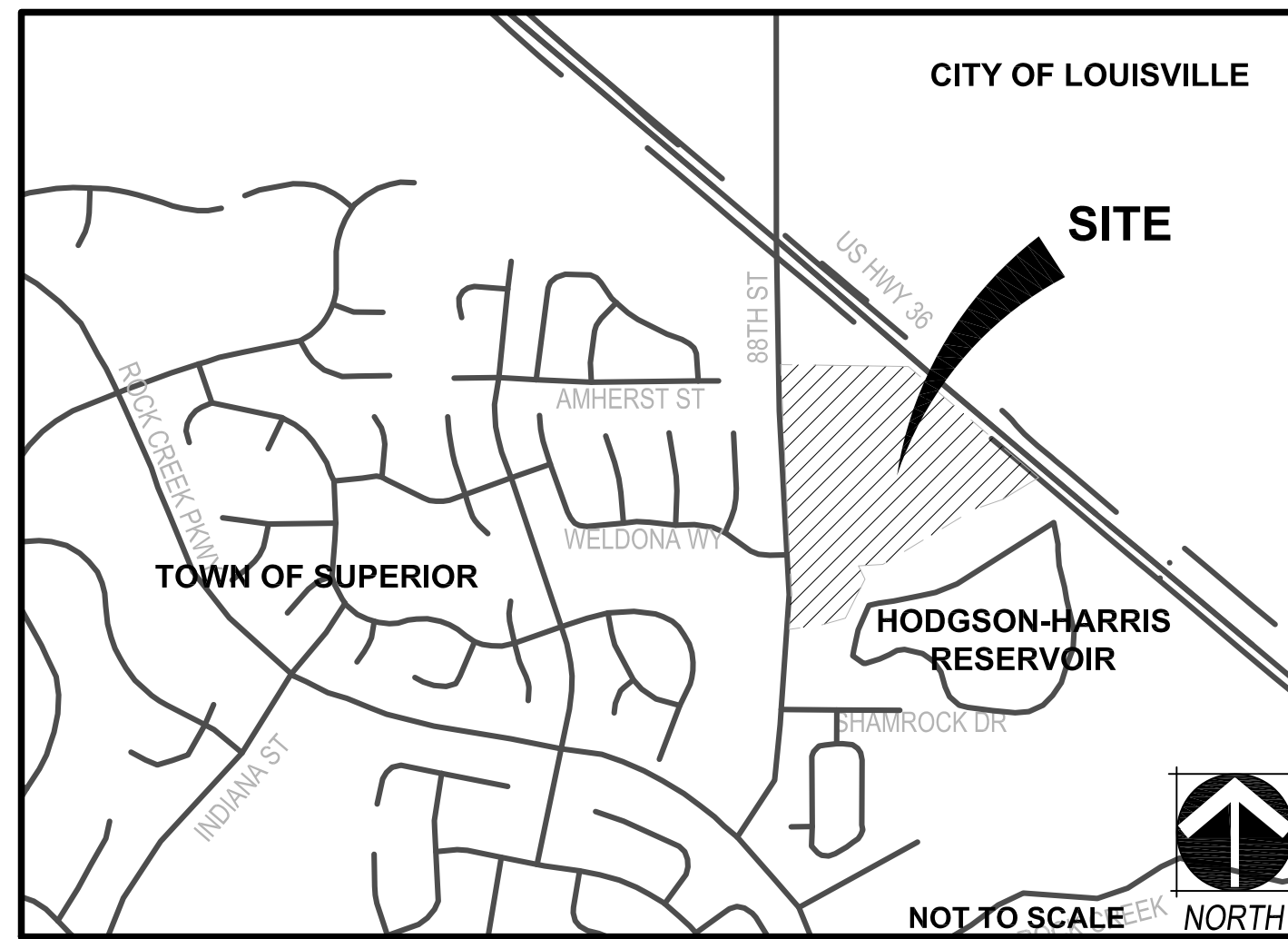


P.U.D. AMENDMENT NO. 25

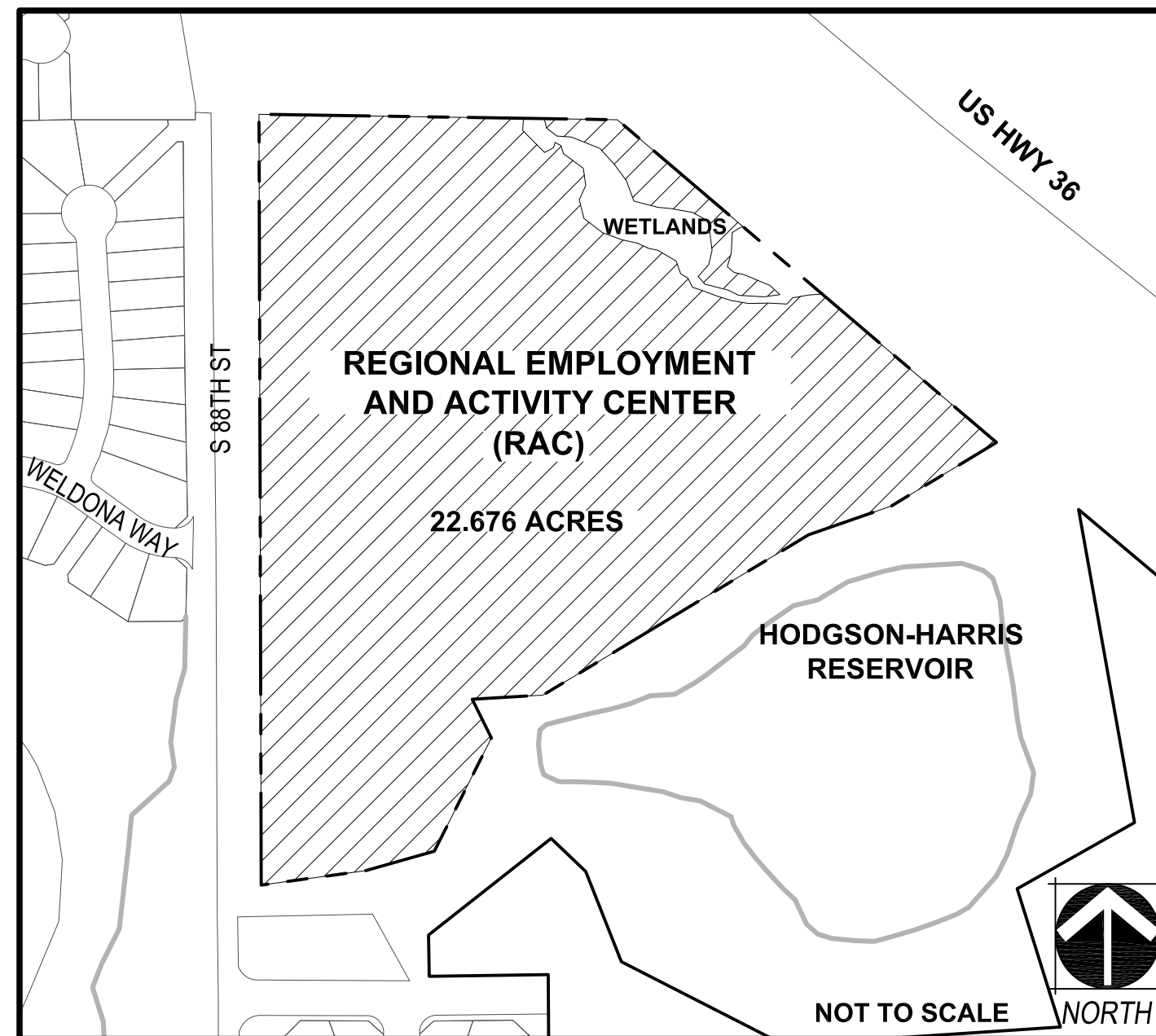
AN AMENDMENT TO THE ROCK CREEK RANCH FINAL DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29 AND IN THE NORTHEAST 1/4 OF SECTION 30, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO

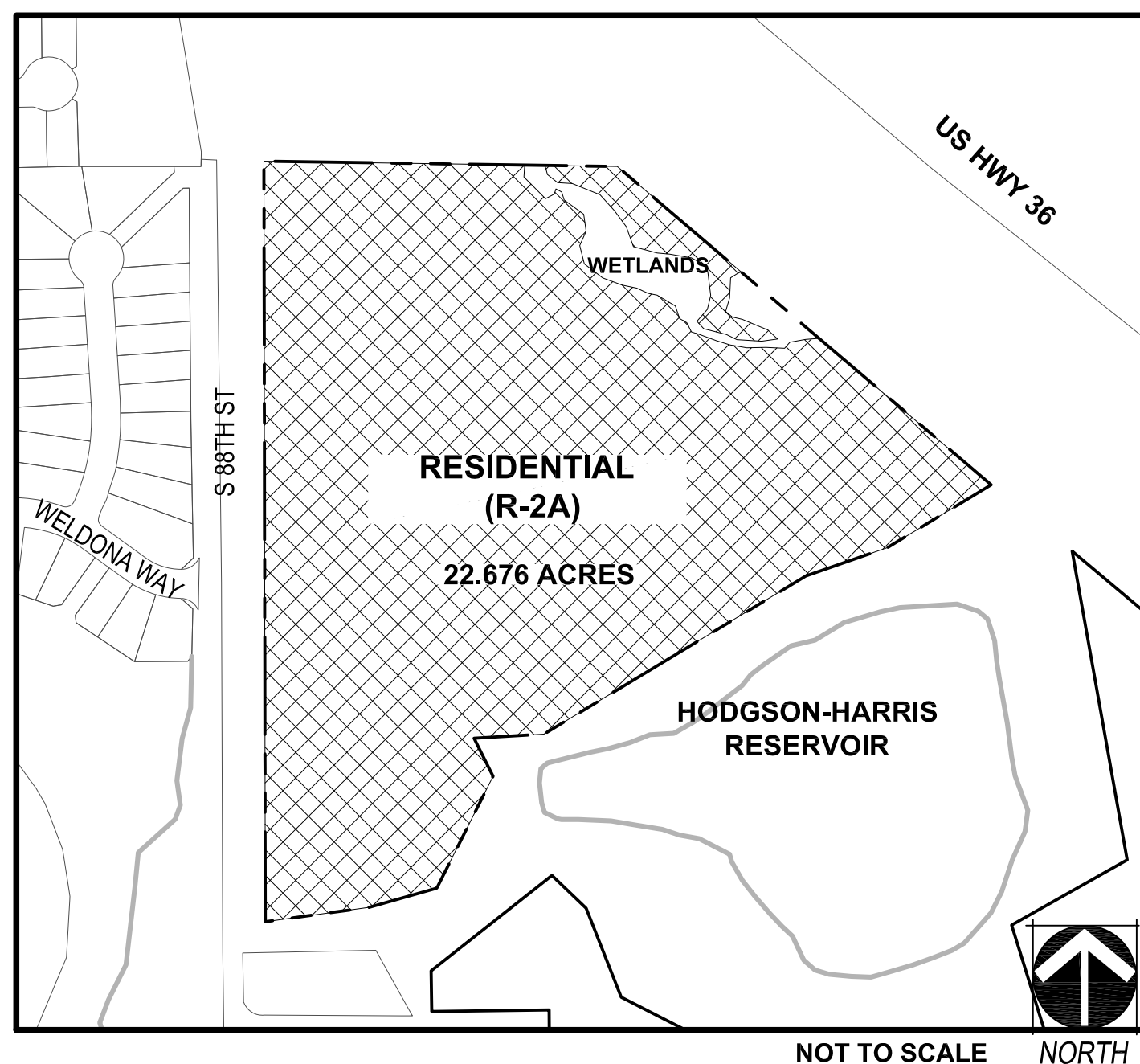
VICINITY MAP



EXISTING ZONING = RAC



PROPOSED ZONING = R2-A



PURPOSE / INTENT

THE AREA DEFINED BY THIS PROPOSED P.U.D. AMENDMENT WILL BE REZONED AS R-2A AS DEFINED WITHIN THE ROCK CREEK RANCH PLANNED DEVELOPMENT FINAL DEVELOPMENT PLAN, WHICH IS CHARACTERIZED AS MEDIUM DENSITY RESIDENTIAL INCLUDING STACKED FLATS AND TOWNHOME-LIKE APARTMENTS. THIS PUD AMENDMENT CLARIFIES THE R2-A DEVELOPMENT STANDARDS AND ESTABLISHES THE DEVELOPMENT STANDARDS THAT WILL BE ADHERED TO IN THE ROCK CREEK RANCH FINAL DEVELOPMENT PLAN.

PROPOSED ZONING = R2-A

PUD AMENDMENT #25 LIMITS PERMITTED USES TO MULTIFAMILY RESIDENTIAL USES AT A MAXIMUM DENSITY OF 8 DU/AC FOR THIS 22.676 ACRE PARCEL.

DEVELOPMENT STANDARDS

	EXISTING PD STANDARD (RAC)	STANDARD (R-2A)	PD AMENDMENT #25 STANDARD (R-2A)
MINIMUM OPEN SPACE:	20%	45%	45% (2)
MAXIMUM DENSITY:	N/A	18 DU/AC	8 DU/AC (1)
MAXIMUM HEIGHT:	120'-0"	50'-0"	50'-0"
MAXIMUM LOT COVERAGE: (STRUCTURE)	40%	N/A	N/A
BUILDING SETBACKS			
ROCK CREEK RANCH PROPERTY BOUNDARY	30'+6" PER 1' OF HEIGHT OVER 30'	30'-0"	30'-0"
MINOR ARTERIAL	35'+6" PER 1' OF HEIGHT OVER 35'	40'-0"	40'-0"
OPEN SPACE	35'+6" PER 1' OF HEIGHT OVER 35'	20'-0"	20'-0"
US-36	40'+6" PER 1' OF HEIGHT OVER 40'	N/A	N/A
MINIMUM DISTANCE BETWEEN BUILDINGS	20'-0"	20'-0"	20'-0"
INTERIOR LOT LINE SETBACK	10'-0"	0'-0"	N/A
PRIVATE ENTRY PARKWAY	15'-0"	N/A	N/A

- 18 DU'S / ACRE IS THE STANDARD FOR R-2A ZONING. 8 DU/ACRE ARE PROPOSED AS A PART OF THE ROCK CREEK RANCH FINAL DEVELOPMENT PLAN AMENDMENT NO. 25.
- THIS PERCENTAGE IS EXCLUSIVE OF ACREAGE THAT IS "COMMUNITY OPEN SPACE" OR NEIGHBORHOOD COMMON OPEN SPACE. IT ONLY RELATES TO COMMON OPEN SPACE, WHICH IS THE OPEN SPACE METRIC REQUIRED PER THE ROCK CREEK RANCH FDP. DEVELOPED OPEN SPACE, AS DEFINED IN THE TOWN OF SUPERIOR MUNICIPAL CODE, IS THE SAME AS COMMON OPEN SPACE.

EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOT. DWELLING UNITS ALLOWED
PUD AMENDMENT 25 (RAC/R-2A)	8 DU/AC	22.676	189
PUD AMENDMENT 24 (RAC/R-1B)	2.9 DU/AC	21.665 - R-1B	62
PUD AMENDMENT 23 (RAC/R-2A)	14 DU/AC	13.597 TOTAL 7.196 - R-2A 6.401 - RAC	100 - R-2A
PUD AMENDMENT 22 (RAC)	0 DU/AC	13.597	0
TOTAL (P.U.D. AMENDMENT NO. 11)	-	141.2	1.35
TOTAL (P.U.D. AMENDMENT NO. 10) (9)	-	0	0
TOTAL (SUB AREA 9 FILING 16)	-	48.96	86
TOTAL (SUB AREA 8 FILING 15)	-	88.16 (6)	259 (6)
TOTAL (SUB AREA 7 FILING 13)	-	37.5	260
TOTAL (P.U.D. AMENDMENT NO. 7)	-	36.94	296
TOTAL (P.U.D. AMENDMENT NO. 6)	-	47.63 (5)	161 (4)
TOTAL (P.U.D. AMENDMENT NO. 5)	-	42.65	0
TOTAL (SUB AREA 5 FILING 10 & 11)	-	49.73	333
TOTAL (P.U.D. AMENDMENT NO. 1 FILING 3) (2)	-	-2.3	-32
TOTAL (P.U.D. AMENDMENT NO. 4)	-	76.2000	382
TOTAL (P.U.D. AMENDMENT NO. 3)	-	27.5 (3)	134
TOTAL (P.U.D. AMENDMENT NO. 2)	-	46.52 (5) (7)	417 (7)
TOTAL (P.U.D. AMENDMENT NO. 1)	-	225.6 (1)	1,233
CUMULATIVE TOTAL TO DATE		937.825	3,338

NOTES:

1. ACRES UTILIZED EXCLUDES 20.0 ACRES FROM ORIGINAL P.U.D. AMENDMENT AREA FOR RECREATION CENTER AND ELEM. SCHOOL/PARK SITE WHICH ARE CURRENTLY INCLUDED/MODIFIED AS PART OF THE AREA FOR P.U.D. AMENDMENT NO. 4.
2. FINAL PLAT SITE PLAN NO. 3 INCLUDES 57.47 ACRES FOR FILING 3. FINAL PLAT SITE PLAN NO. 10 INCLUDES 55.17 ACRES FOR FILING 3. THE TOTAL REPRESENTS THE DIFFERENCE.
3. 27.2 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 3 AND INCLUDED IN P.U.D. AMENDMENT NO. 6. P.U.D. AMENDMENT NO. 3 PREVIOUSLY CONTAINED 54.7 ACRES.
4. 28 TOTAL DWELLING UNITS ALLOWED HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 6 IN SUB AREA PLAN NO. 6 DUE TO 3.45 ACRES OF OPEN SPACE AND DISTRICT STREET R.O.W. PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6.
5. 0.47 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 6 UNDER SAP 5 (R-1B).
6. 36.94 ACRES UTILIZED, AND 296 TOTAL DWELLING UNITS ALLOWED, HAVE BEEN PREVIOUSLY COUNTED IN P.U.D. AMENDMENT NO. 7, AND ARE NOT INCLUDED IN THE TOTALS FOR SAP 8 FILING 15.
7. 0.81 ACRES AND 6 DWELLING UNITS HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 9.
8. P.U.D. AMENDMENT NO. 8 HAS BEEN DELETED FROM ROCK CREEK AND IS NOT INCLUDED IN ANY TABULATIONS.
9. P.U.D. AMENDMENT NO. 10 REFLECTS NO CHANGE IN ACREAGE AND WILL BE COUNTED IN THE TABLES AS 0 ACRES.

LAND USE SUMMARY TO DATE				
LAND USE	ZONING DENSITY	ACRES	DU'S/GFA	PERCENT
MULTIFAMILY-RESIDENTIAL	R-2A	109.211	1,685 DU'S	12%
RESIDENTIAL (2) (5)	R-1B	412.39	1,653 DU'S	46%
COMMERCIAL (9)	CAC/RAC	7.2	-	1%
OPEN SPACE (4) (6)	OS	250.52	N/A	28%
DISTRICT STREETS (ROW)	-	35.59	N/A	4%
RECREATION SITE	OS	7.1	N/A	1%
ELEMENTARY SCHOOL/PARK SITE	OS	13	N/A	1%
FUTURE DEV. AREA (3)	R-1B	50.28	N/A	6%
UTILITY EASEMENT/ SERVICE ACCESS	-	3.31	N/A	1%
TOTALS		888.661	3,338 DU'S	100%

NOTES:

1. INCLUDES LAND USE DENSITY AND ACREAGE FOR APPROVED P.U.D. AMENDMENTS NO. 1, 2, 3, 4, 5, 6, 7, 9, 10, SUB AREA NO. 5, 6, 7, 8, 9, 11, 22, 23, AND PROPOSED AMENDMENTS 24 AND 25.
2. INCLUDES 64.5 ACRES OF INTERNAL/LOCAL STREET R.O.W.
3. FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 ACRES IN FILING 16, 43.38 ACRES (RAC) IN PROPOSED P.U.D. AMENDMENT NO. 9.
4. 42.65 ACRES OF OPEN SPACE IN P.U.D. AMENDMENT NO. 5, BECAUSE OF THE RESTRICTIONS ON PUBLIC ACCESS, DO NOT COUNT TOWARDS SATISFYING THE OVERALL 25% OPEN SPACE REQUIREMENT OF THE ROCK CREEK FINAL DEVELOPMENT PLAN.
5. 3.76 ACRES HAVE BEEN DELETED FROM TOTAL RESIDENTIAL ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1.
6. 1.46 ACRES HAVE BEEN ADDED TO TOTAL OPEN SPACE ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1.
7. 0.1 ACRE HAS BEEN DELETED FROM THE TOTAL RESIDENTIAL ACRES IN P.U.D. AMENDMENT NO. 4 DUE TO CORRECTIONS MADE DURING THE FPSP FOR 8B & 9B.
8. ACREAGES BY LAND USE ARE APPROXIMATED. TOTAL ACREAGES ARE ACTUAL. ACCURATE LAND USE ACREAGES WILL BE DEFINED IN SUB AREA PLANS AND FINAL PLAT SITE PLANS.
9. COMMERCIAL INCLUDES 21.0 ACRES IN P.U.D. AMENDMENT NO. 11 AND 15.06 ACRES IN FPSP 15 (CAC).

APPROVALS

CERTIFICATE OF OWNERSHIP - PROPERTY OWNER

I CERTIFY THAT I, _____, AM THE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.

EXECUTED THIS ___ DAY OF _____, 20__.

OWNERS _____ MORTGAGEES OR LIEN HOLDERS _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 20__ BY _____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR

I CERTIFY THAT I, _____, AM THE SOLE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.

EXECUTED THIS ___ DAY OF _____, 20__.

OWNERS _____ MORTGAGEES OR LIEN HOLDERS _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 20__ BY _____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS ___ DAY OF _____, 20__.

ATTEST:

PHYLLIS L. HARDIN, TOWN CLERK

CLINT FOLSOM, MAYOR

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ___ DAY OF _____, 20__ BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC ___ SERIES 20__.

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY (RESOLUTION/ORDINANCE) NO. _____, SERIES 20__, ON THIS ___ DAY OF _____, 20__, AND WAS FILED IN MY OFFICE ON THE ___ DAY OF _____, 20__, AT ___ O'CLOCK ___ M.

BY: _____ TOWN CLERK

COUNTY CLERK AND RECORDER CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT _____ M. ON THE ___ DAY OF _____, 20__, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ___ DAY OF _____, 20__.

NAME _____ COLORADO PROFESSIONAL LAND SURVEYOR NO. _____

P.U.D. AMENDMENT 25
PARQUAT ROCK CREEK
SUPERIOR, CO



400 E. THIRD AVE, SUITE 500
FOSTER CITY, CA 94404
650.571.2200



820 16TH ST, SUITE 5000
DENVER, CO 80202
303.825.6400



710 W. COLFAX AVE.
DENVER, CO 80204
303.753.6730

DATE:
01/19/18 SUBMITTAL
07/10/18 SUBMITTAL
05/07/19 SUBMITTAL
10/04/19 SUBMITTAL

SHEET TITLE:

COVER SHEET

SHEET 1 OF 1