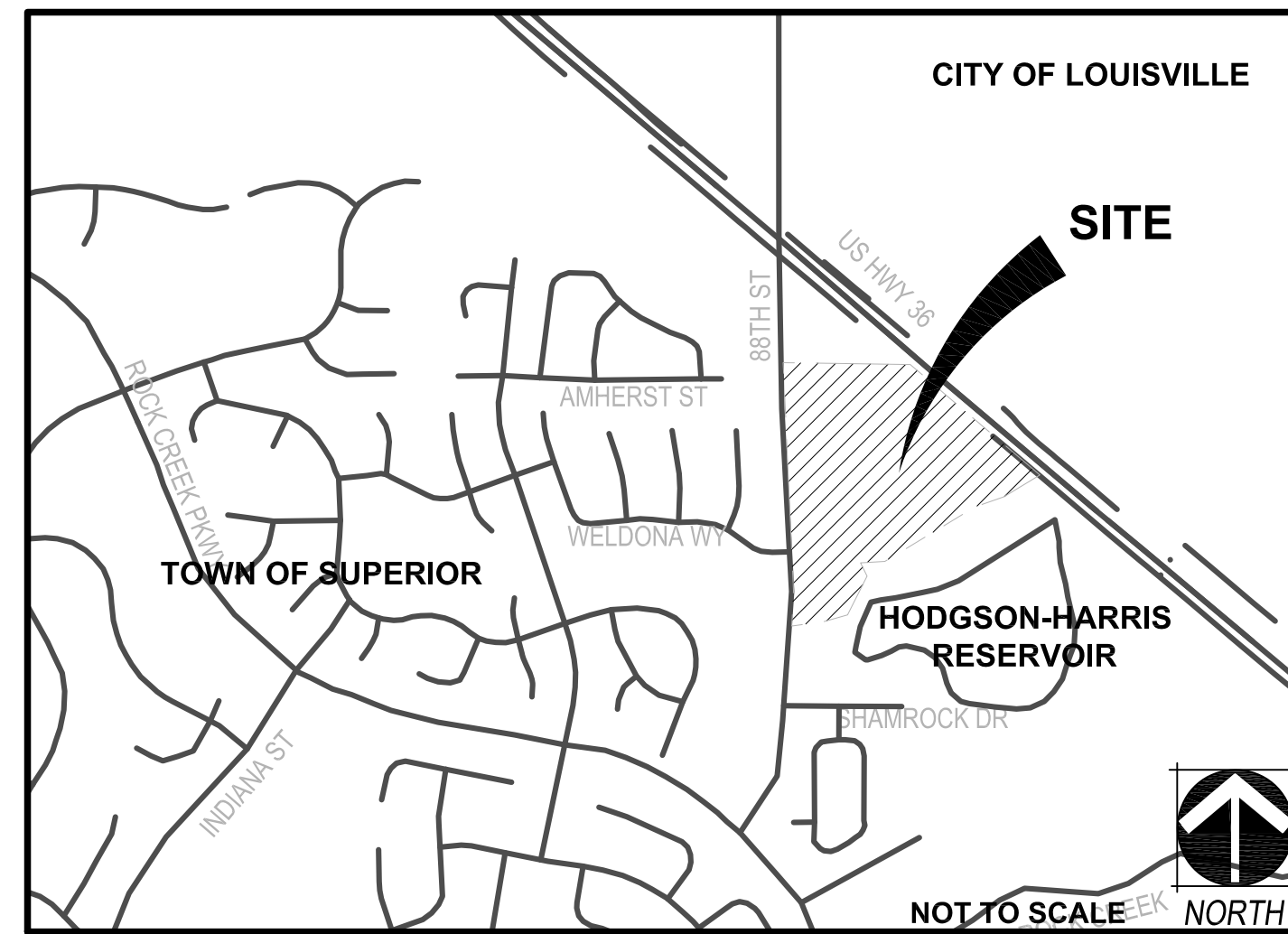


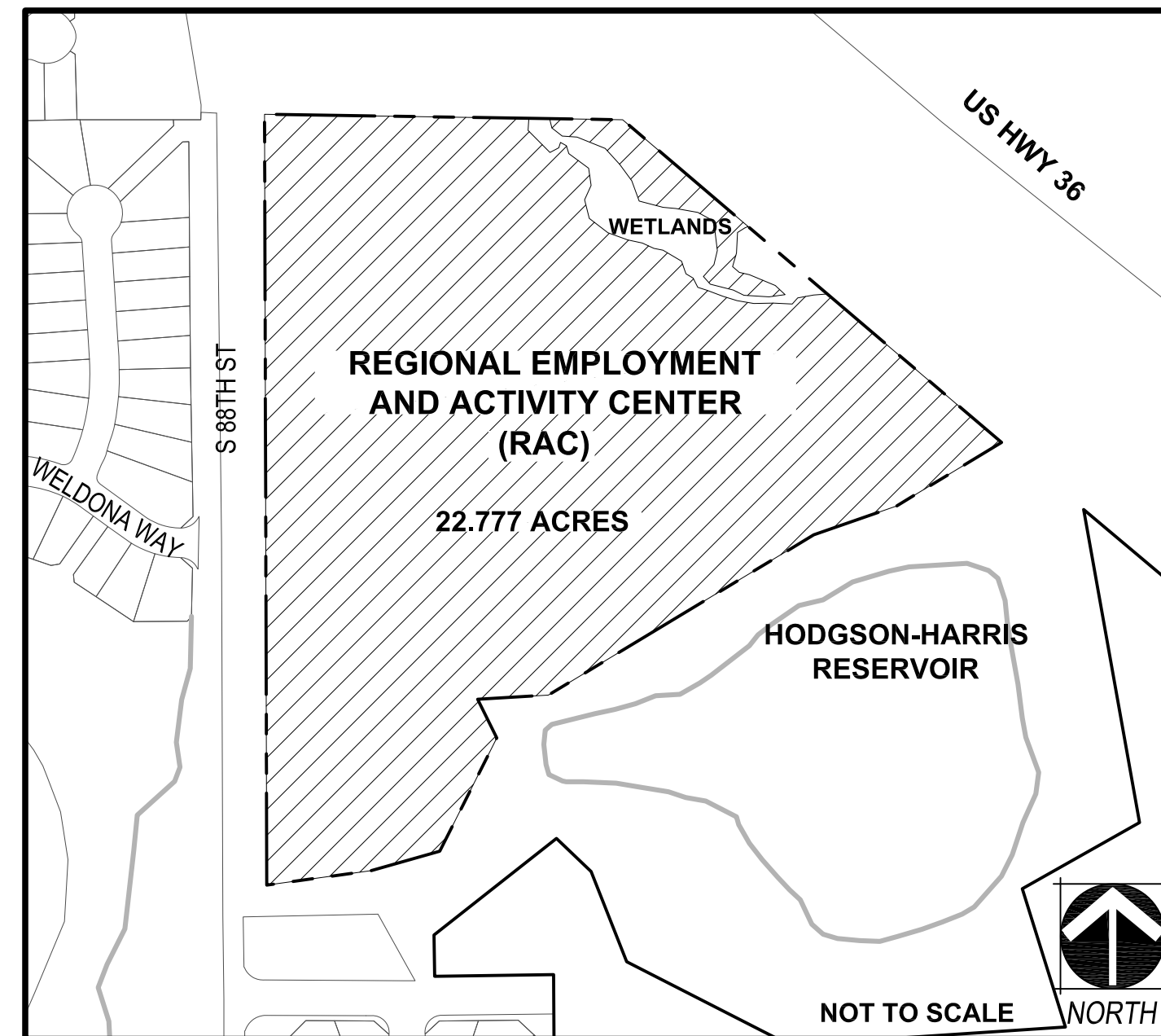
# P.U.D. AMENDMENT NO. 25

LOT 1, BLOCK 1 AND TRACTS A-C OF ROCK CREEK RANCH FILING NO. 25  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 29 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

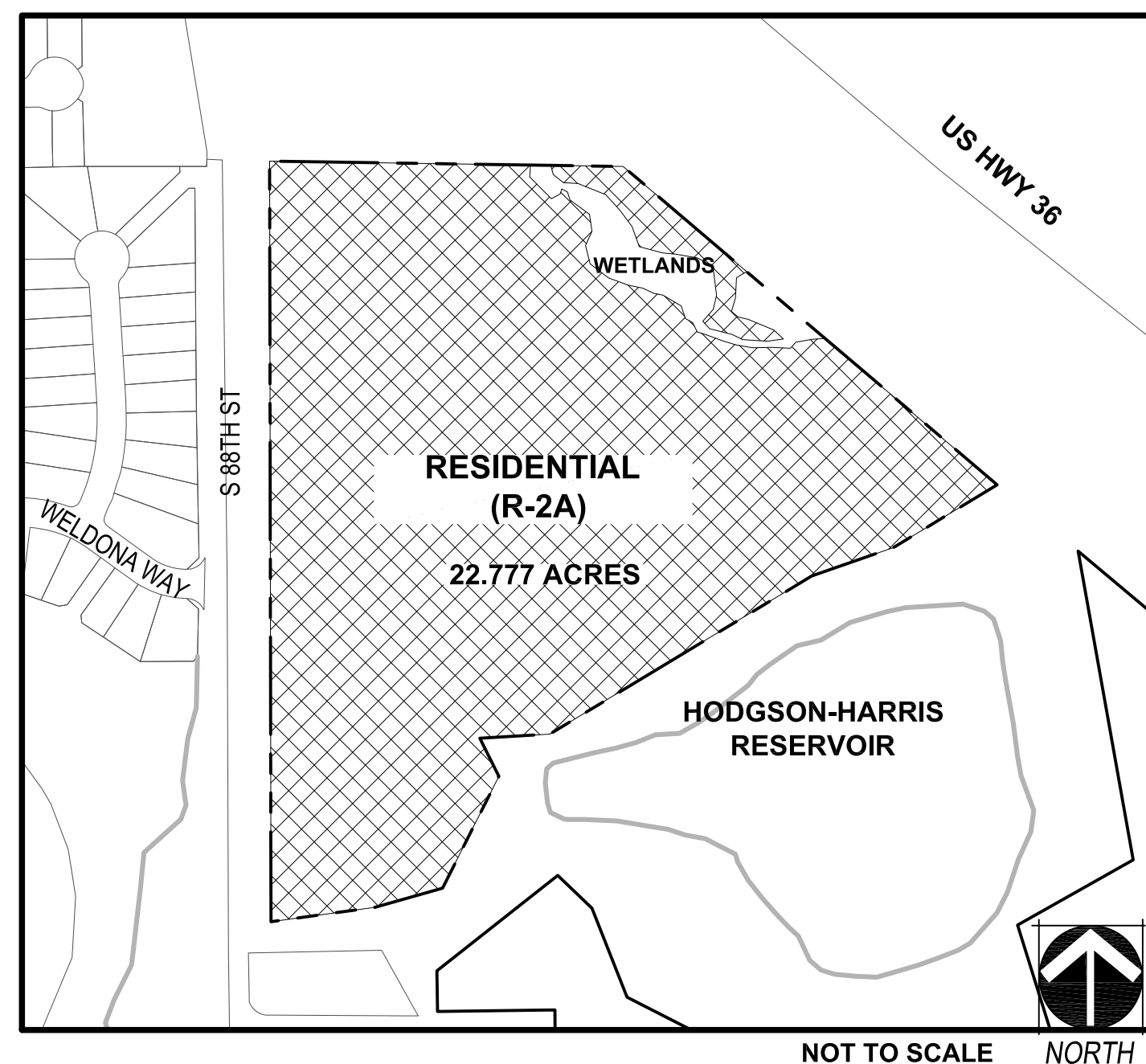
## VICINITY MAP



EXISTING ZONING = RAC



PROPOSED ZONING = R2-A



## PURPOSE / INTENT

THE AREA DEFINED BY PUD AMENDMENT FILING 25, WHICH INCLUDES LOT 1, BLOCK 1, AND TRACTS A, B, AND C OF ROCK CREEK RANCH FILING NO. 25, WILL BE REZONED FROM RAC (REGIONAL ACTIVITY AND EMPLOYMENT CENTER) TO R-2A, MEDIUM DENSITY RESIDENTIAL ZONING. R-2A ALLOWS FOR TOWNHOMES, STACKED FLATS, AND MULTIFAMILY CONDOMINIUMS AND APARTMENTS. THIS DOCUMENT CLARIFIES THE R-2A DEVELOPMENT STANDARDS AND ALLOWANCES WITHIN PUD AMENDMENT NO. 25.

## PROPOSED ZONING = R2-A

PUD AMENDMENT #25 LIMITS PERMITTED USES TO MULTIFAMILY RESIDENTIAL USES AT A MAXIMUM DENSITY OF 8 DU/AC FOR THIS 22.777 ACRE PARCEL.

## DEVELOPMENT STANDARDS

	EXISTING PD STANDARD (RAC)	STANDARD (R-2A)	PD AMENDMENT #25 STANDARD (R-2A)
MINIMUM OPEN SPACE:	20%	45%	45% (1)
MAXIMUM DENSITY:	N/A	18 DU/AC	8 DU/AC (2)
MAXIMUM HEIGHT:	120'-0"	50'-0"	50'-0"
MAXIMUM LOT COVERAGE: (STRUCTURE)	40%	N/A	N/A
<b>BUILDING SETBACKS</b>			
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" (3)
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

- (1) 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.
- (2) 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.
- (3) BUILDING DISTANCES FROM THE HIGH-WATER LINE OF THE HODGSON-HARRIS RESERVOIR HAVE A MINIMUM DISTANCE OF 94 FEET.

## LAND USE/DENSITY UNDER AMENDED ZONING

EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOT. DWELLING UNITS ALLOWED
PUD AMENDMENT 25 (RAC/R-2A)	8 DU/AC	22.777	180
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	1350
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
<b>CUMULATIVE TOTAL TO DATE</b>		<b>937.926</b>	<b>5,221</b>

## 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	109.312	1,630 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%
<b>TOTALS</b>		<b>888.762</b>	<b>3,283 DU'S</b>	<b>100%</b>

## 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 \_\_\_ ON THIS DAY OF \_\_\_\_\_, 20\_\_ AND WAS FILED IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_ O'CLOCK \_\_\_ M.

BY: \_\_\_\_\_ TOWN CLERK

### 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 NO. 25  
 PARQ AT 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  
 02/24/20 SUBMITTAL  
 03/11/20 SUBMITTAL

SHEET TITLE:  
 COVER SHEET

SHEET 1 OF 1