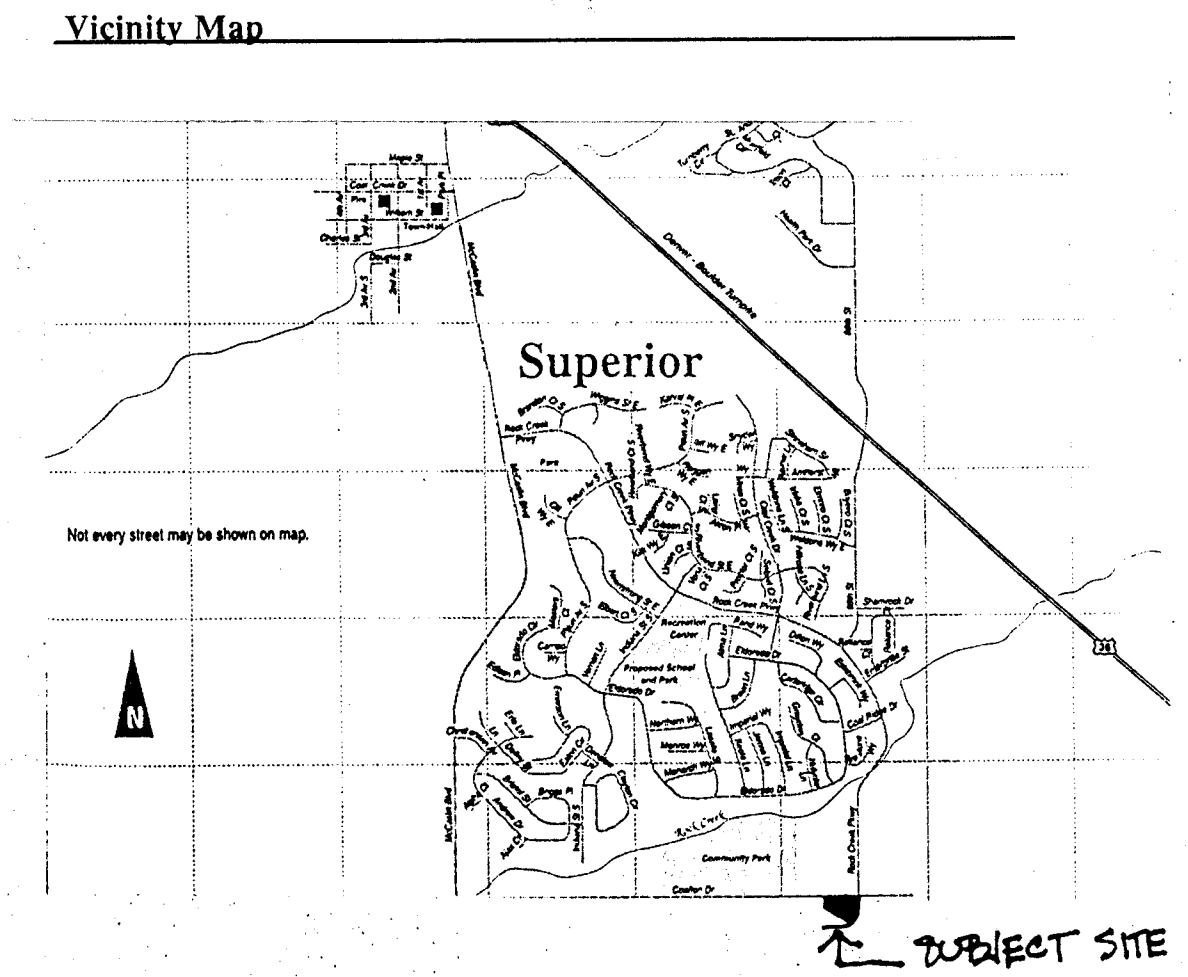
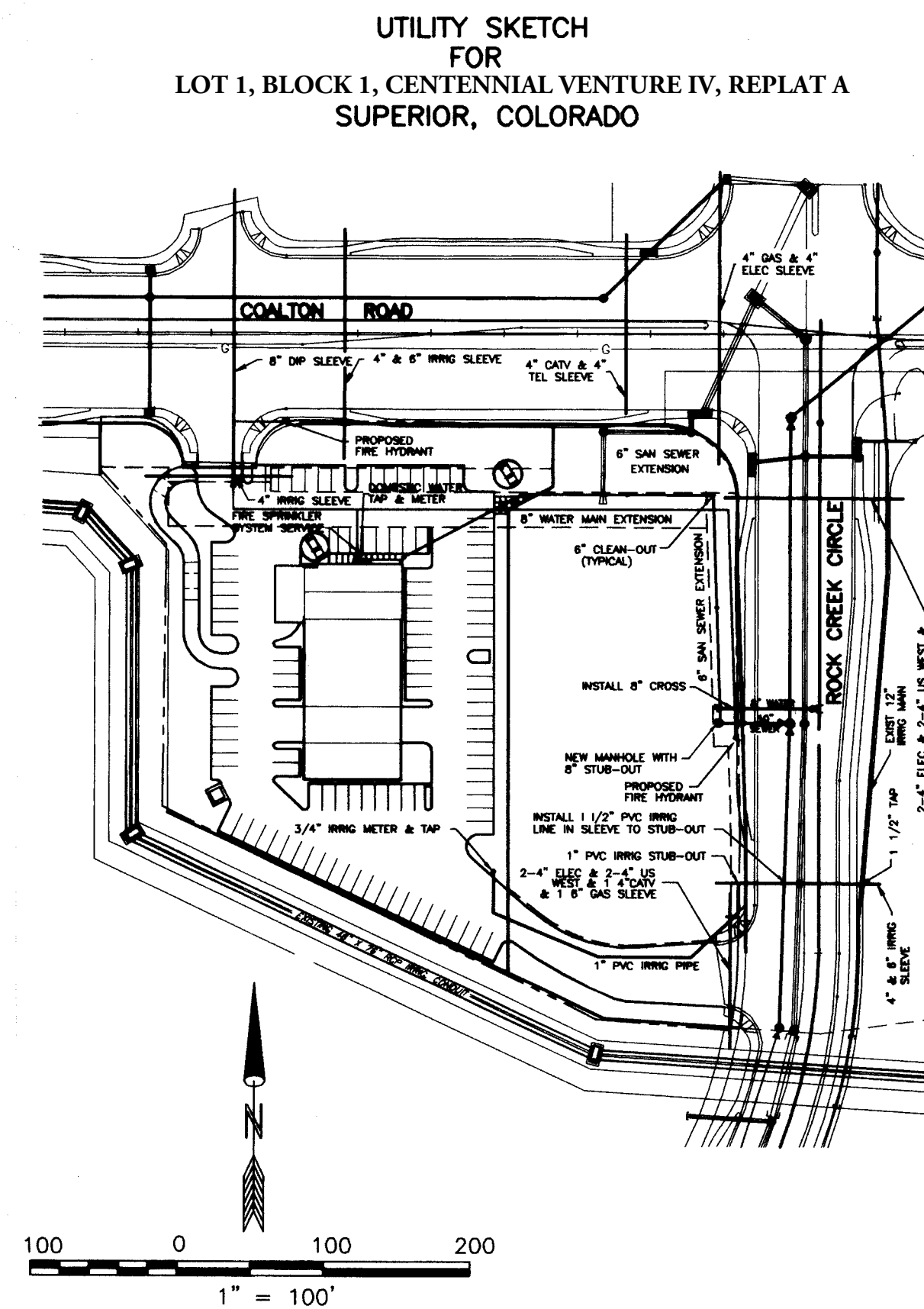
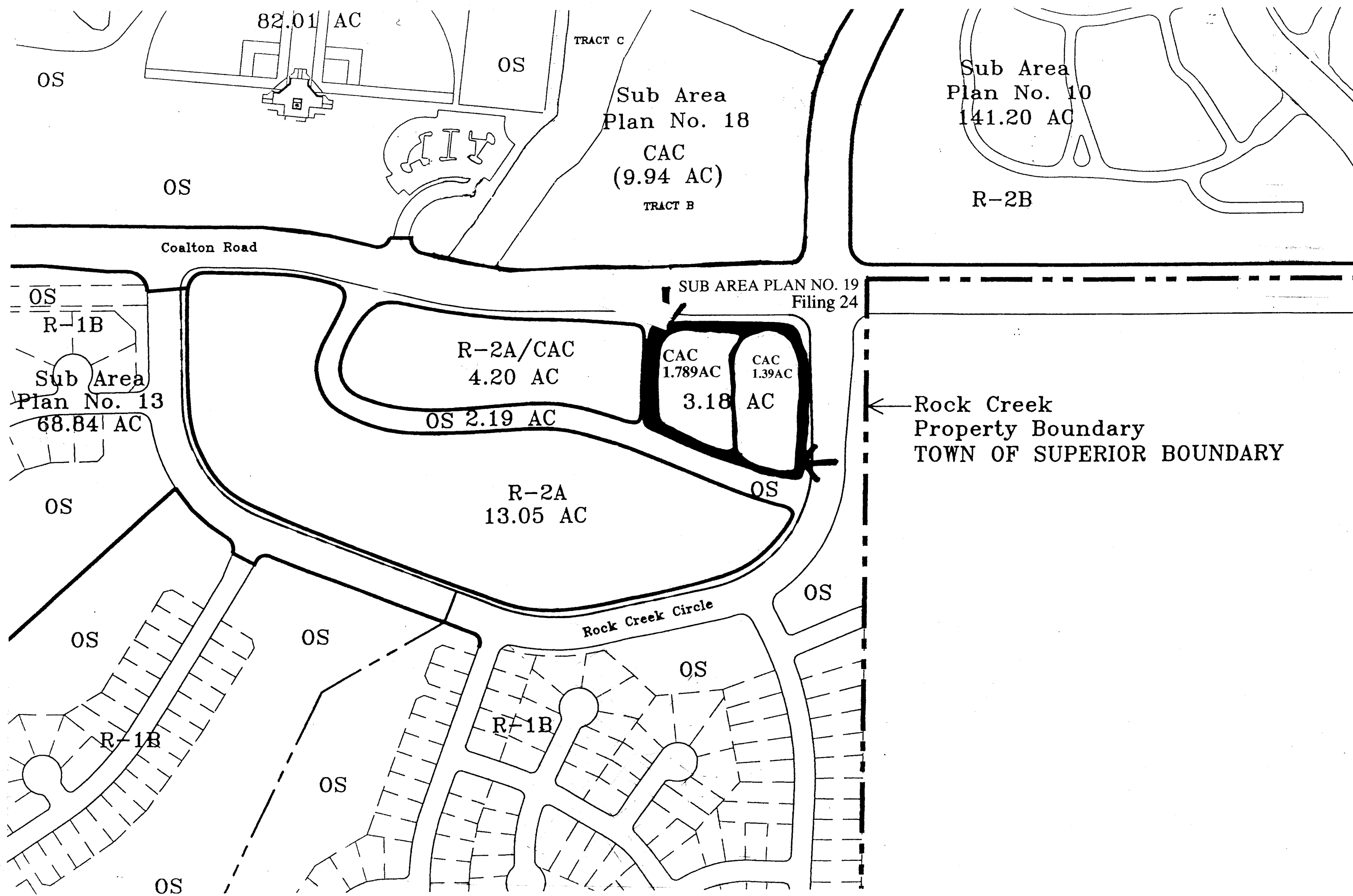


# ROCK CREEK

## Sub Area Plan No. 19A (Amended) Filing No. 24, Block 1



### BOARD OF TRUSTEES' CERTIFICATE

Approved by the Board of Trustees of the Town of Superior, State of Colorado.  
Witness my hand the corporate seal of the Town of Superior this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

Phyllis L. Hardin, Town Clerk  
Mayor

### PLANNING COMMISSION CERTIFICATE

Recommended approved 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.

Town Clerk

### COUNTY CLERK & RECORDER CERTIFICATE

State of Colorado )  
 ) ss.  
County of Boulder )

I hereby certify that this PUD Amendment was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D. and was recorded at reception NO. \_\_\_\_\_.

County Clerk and Recorder

BY: \_\_\_\_\_  
DEPUTY

### Sub Area Plan Amendment No.19A- Purpose/Intent

The area defined by Sub Area Plan No.19A consists of 3.18 acres and is currently within the Town of Superior corporate limits. Lot 1 is currently zoned RAC (Regional Activity Center) and Lot 2 is zoned CAC (Community Activity Center). This Amendment to Sub Area Plan 19 will return Lot 1 to CAC zoning as agreed upon in 1998 when Sub Area Plan 19 was approved to rezone Lot 1 to RAC zoning in order to allow the Land Rover dealership.

### Legal Description

Lots 1 and 2, Block 1 Centennial Venture IV, Replat A

The site is bordered by Coalton Road to the North, Rock Creek Parkway to the East, and open space of the community ditch embankment to the West and South. This request is to define the land use within the area as it conforms to the CAC zoning. The intent of this document is to define for this two lot subdivision the architectural design guidelines for the project area, identify the basic infrastructure, the peripheral landscape treatments, vehicular and pedestrian circulation, and relationships to adjacent land uses. As the Final Plat Site Plan for the 1.789 acre lot (lot one) is being processed concurrently, this Sub-Area Plan is designed to assist in providing compatibility between the architecture situated on the two lots while retaining individuality. Lot two's Final Plat Site Plan shall comply with the design guidelines set forth in this document.

The commercial uses within this Sub-Area Plan will utilize access points previously set forth; namely the primary access point for the 1.789 acre lot (lot one) is Coalton Road and the primary access point for the 1.39 acre lot (lot two) is Rock Creek Circle. There is an easement across lot two for access to Rock Creek Parkway for lot one.

The Final Plat Site Plan for lot one, and supporting documents also indicates for lot two future circulation (pedestrian and vehicular), water and sewer locations for main service lines, proposed utility easements, vehicular easement, drainage concept and retention areas as/if required. The Final Landscape Plan indicates all landscaping for lot one, and peripheral landscaping for lot two, and open space and buffer areas. The Amended Final Plat indicates the platting arrangement as do each of the other submitted plans.

This Sub-Area Plan Amendment also indicates: allowable density on lot two, acreage of lot two, floor area ratio for lot two, and generalized building footprint.

LAND USE/DENSITY UNDER AMENDED ZONING			
EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOTAL DWELLING UNITS ALLOWED
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	1,350
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)	-	76.2	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		911.37	5,001

### NOTES:

- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- P.U.D. AMENDMENT NO. 8 HAS BEEN DELETED FROM ROCK CREEK AND IS NOT INCLUDED IN ANY TABULATIONS.
- 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	86.91	1,450 DU'S	10%
RESIDENTIAL (2) (5)	R-1B	412.39	1,653 DU'S	48%
COMMERCIAL (9)	CAC/RAC	7.2	-	<1%
OPEN SPACE (4) (6)	OS	250.52	N/A	29%
DISTRICT STREETS (ROW)	-	35.59	N/A	4%
RECREATION SITE	OS	7.1	N/A	1%
ELEMENTARY SCHOOL/PARK SITE	OS	13	N/A	2%
FUTURE DEV. AREA (3)	R-1B	50.28	N/A	5%
UTILITY EASEMENT/ SERVICE ACCESS	-	3.31	N/A	>1%
<b>TOTALS</b>		<b>866.29</b>	<b>4,941 DU'S</b>	<b>100%</b>

### EDGE PLANTING QUANTITIES ANALYSIS for R.O.W. and Buffer Open Spaces Only

TYPE	AREA	ACRES	SQ.FT.	REQ. TREES	REQ. SHRUBS	TREES ON PLAN	SHRUBS ON PLAN
Arterial	Coalton R.O.W.	0.10	4,200	7	28	*3	*0
Collector	Rock Crk Circle R.O.W.	0.07	2,900	5	10	*0	*3
Open Space	Along Coalton	0.14	6,000	2	15	*12	*68
Open Space	Along Rock Crk Circle	0.12	5,400	2	14	*7	*53
<b>TOTALS</b>		<b>0.43</b>	<b>18,500</b>	<b>16</b>	<b>67</b>	<b>22</b>	<b>124</b>

### General Notes:

- The Final Plat Site Plan for Lot One includes: 1) a Final Landscape Plan for Lot One, 2) Final Grading Plan for Lot One; and 3) a Landscape Plan for the edges of Lot Two.
- Plant materials requirement per Rock Creek FDP are based on: 1 tree & 4 shrubs per 600 square feet for arterials, 1 tree and 2 shrubs per 600 square feet for collectors, and 1 tree and 10 shrubs per 4,000 s.f. of open space.

\* These areas will be planted and maintained as one cohesive whole.

Sheet 1  
1

Date: 11/15/2018  
Drawn: TOS

OWNER:  
CENTENNIAL VENTURE IV  
c/o Lofus Development, LLC  
1200 17th St., Suite 890  
Denver, CO 80202  
Sub Area Plan No. 19,  
Filing No. 24, Block 1

Lot 1,  
Centennial Venture IV Subdivision  
Superior, Colorado

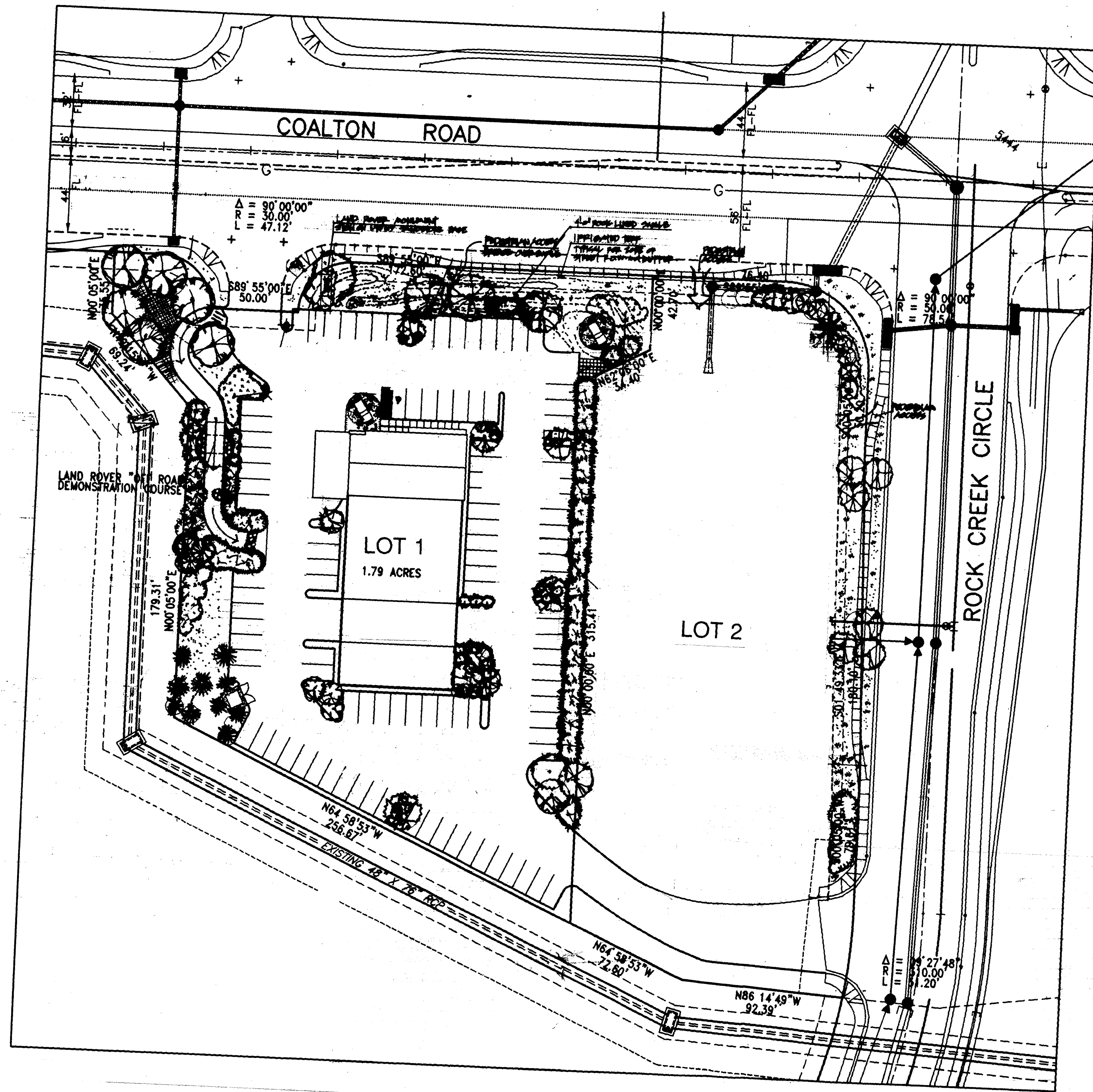
**COLLABORATIVE**

HISTORIC PRESERVATION • ARCHITECTURE/LANDSCAPE • PUBLIC PARTICIPATION • PLANNING/URBAN DESIGN • DESIGN DEVELOPMENT  
1002 Walnut Suite 201 1221 Main Avenue  
Boulder, Colorado 80302 Denver, Colorado 81301  
(303)442-3400 • Fax: 440-3666 (303)247-1336 • Fax: 259-3972

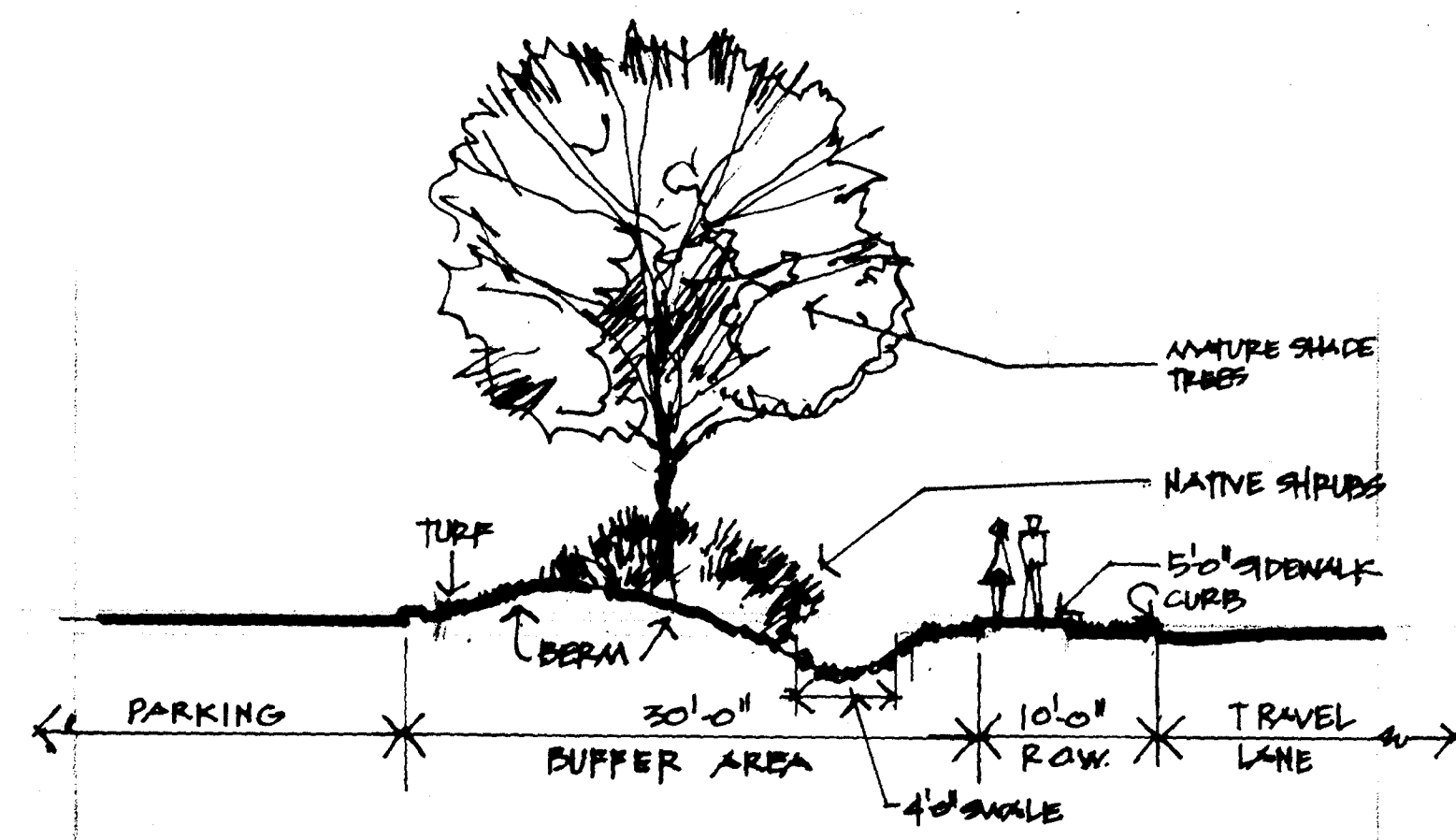
# ROCK CREEK

## Sub Area Plan No. 19A (Amended)

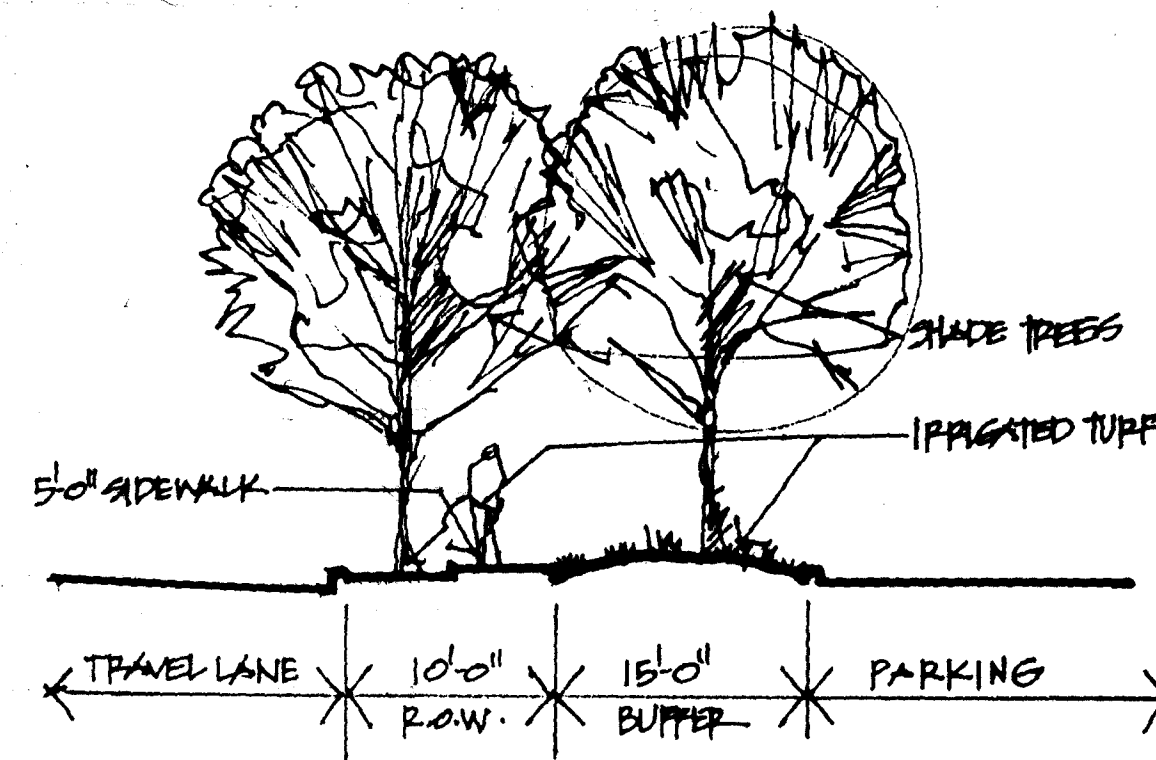
### Filing No. 24, Block 1



SCALE 1" = 40'0"



TYP. ROW/BUFFER LANDSCAPE  
ALONG LOT 1 AT COALTON ROAD  
SCALE 1"=10'-0"



TYP. ROW/BUFFER LANDSCAPE  
FOR LOT 2 AT ROCK CREEK CIRCLE  
SCALE 1"=10'-0"

#### I. PROJECT COMPATIBILITY

- A. The original Rock Creek Planned Unit Development directs this area to be commercial. Commercial uses to the North have land use compatibility. To the South and West compatibility is achieved by high embankments causing defined open space separation as well as visual separation achieved by elevational differentiation. The collector street of Rock Creek Circle is to the East.
- B. Adjacent Land Uses:  
North, across Coalton - commercial shopping center  
South, up and over an embankment/open - multifamily residential  
West, embankment/open space, multifamily open space  
East, across Coalton Road - buffer and R.O.W.
- C. Required Standards for Compatibility:
1. Adjacent land uses are separated by rights-of-way of arterial and collector streets, open space, and significant topographical differentiation.
  2. The two lots will be used for commercial uses thereby obviating the need for separation.
  3. The intensity of uses is to be similar.
  4. Building height scaling is obviated by similarity in intensity of use.
  5. As all uses are similar in intensity and scale there is no disparity to accommodate.
  6. All uses are similar in intensity and density.
  7. No increased setbacks are warranted due to similarity in intensity, scale, and density. Please note that the building on lot one is setback from Coalton Road some seventy feet, a thirty foot landscape buffer has been provided to Coalton Road, an evergreen hedge buffer has been provided between lot one and two, and the site is buffered to the South and West by the steep embankment.
  8. There are no single family residential abutting uses.

#### II. SPECIFIC DESIGN GUIDELINES

- A. The Final Plat Site Plan for lot two is to be developed in substantial compliance with the following design standards:
1. Massing shall be created in blocks of no more than 50 feet in length before a setback of at least three feet is created in elevational planes.
  2. At least 30% of roof surface shall be pitched with a slope of at least one foot of rise in four feet of horizontal distance.
  3. Mechanical units shall be screened from view from adjacent rights-of-way and adjacent uses.
  4. Building heights shall be no greater than 45 feet, including appurtenances.
  5. Overall signage shall be coordinated between retail shops as to location on the building.
  6. Wall surfaces, windows and doors are to be accented with architectural elements to break up wall planes.
  7. The palette of building materials available for consideration for use on the buildings of lot two include:
    - a. Integrally colored masonry units, painted masonry units, split face masonry units, and ribbed masonry units. Smooth face exposed (unpainted) concrete masonry units are not allowed. Smooth face CMU's will not predominate on wall surfaces.
    - b. Fired clay masonry units
    - c. Beveled siding
    - d. Cement based and synthetic stucco, integrally pigmented or painted
    - e. Metal store front systems in aluminum, bronze, copper, or steel, in painted, patinated, and/or anodized finish.
    - f. Red Lyons Sandstone laid in a random ashlar pattern shall cover at least 10% of the primary facades.
    - g. Sloped roofs shall be of standing seam metal and of matching colors between buildings.
    - h. The materials of secondary elevations shall be compatible with the primary facades.
    - i. Colors will be selected from those found within the natural landscape and in the Rock Creek Development, i.e. earth tones.
  8. All building service areas shall be screened.
  9. Any proposed restaurant users are encouraged to include outdoor seating areas with views to the west to create a sense of harmony with a pedestrian atmosphere.
- B. Building And Project Signage
1. Community monumentation signage at the intersection of Coalton Road and Rock Creek Parkway. (Details of this signage shall be provided with the Final Plat Site Plan after coordination with requirements of adjacent existing utility structures.)
  2. If there are multiple uses on lot two, a sign for the overall development of lot two will be provided which shall serve as a directory. This directory sign shall be located at the exterior boundary zone of the site.
  3. Individual building use signs shall be located in the sign band provided as part of the architecture and shall comply with local guidelines.
- C. Lot 1 and Lot 2 Building Lighting (see the FFSP for the Lighting Plan for Lot 1)
1. Light spillage at interior lot lines shall be minimized so that no more than 10% of total output can be measured at the property boundary.

3. Landscape lighting is recommended.
  4. Parking areas shall be illuminated to a level not to exceed 5 foot candles on average. Luminaires shall be of a downcast cut-off pattern mounted no more than 30 feet above ground.
- D. Reciprocal Parking: In the case of multiple business users, parking will be shared by all users in Lot 2.
- E. Trash enclosures: These shall match the building materials and be of the same materials.
- F. Common Area Maintenance: In the case of multiple business users, common areas will be maintained and the costs shared on a reasonable proportioning basis. Such maintenance may include trash removal, snow removal, landscape maintenance, parking lot cleaning, and such similar uses. Enforcement may be by easement, covenants, restrictions, lease arrangements, or such other means as the specifics appear to be in the best interests of all parties.

2	Date: 11/15/2018 Drawn: TOS	Lot 1, Centennial Venture IV Subdivision Superior, Colorado	OWNER: CENTENNIAL VENTURE IV c/o Loftus Development, LLC 1200 17th St., Suite 890 Denver, CO 80202
	1002 Walnut Suite 201 Boulder, Colorado 80302 (303)462-3401 • Fax: 469-2666		1221 Main Avenue Durango, Colorado 81301 (303)247-1336 • Fax: 259-3972
◆ COLLABORATIVE ◆			