

A. Statement of intent

1. The intent of this Amended PUD is to create additional opportunities for office flex and commercial development at i-25 gateway center. Because of the gateway center's location, at the intersection of interstate 25 and weld county road 48 (an extension of highway 60), it is a logical location for highway retail or highway commercial businesses. The pud/district is divided into three areas (a, b, & c) to better control compatibility of businesses and to locate offices, office flex/controlled light industrial and non-retail commercial businesses in areas that will not interfere with the retail edge along weld county road 48 and gateway drive to gateway circle. Retail businesses would be permitted in any of the three areas, but area a along weld county road (wcr) would be considered the "retail core".
2. Phasing:
 - A. The infrastructure and roads are already constructed in most of the area that is subject to this request.
 - B. Applicant (developer) will begin selling lots immediately. However, market studies that have been conducted for gateway center indicate that the sale of lots will take 8 to 12 years to complete.
3. Maintenance:
 - A. Common areas (including landscaping within public rights-of-way, out lots, landscape easements, etc.) Will be maintained by the applicant (developer) initially, but will be turned over to the owner's association as improvements are completed.
 - B. Individual lots will be maintained by the applicant until they are sold. After a lot is sold, the maintenance of the lot will be the responsibility of the new owner of the lot.

B. PUD Amendment 2

1. The second amendment to this pud occurred in 2019 and increased Area C for more opportunity for office flex/light industrial, and allowed outdoor storage as a permitted use on certain lots, while maintaining the retail edge along WCR 48 and I-25. See attached outline development plan, for location and boundary of each area.

C. Project summary chart

Area	Land use	No. Of lots	Acres
A	Retail and commercial	9	4.71*
B	Retail, commercial & light industrial (limited to selected operations)	8	13.96
C	Retail, commercial & light industrial (with restrictions)	6	16.96*
	Street right-of-way		6.28
	Out lots (for landscaping & detention)	5	3.73
		Total	45.46

D. Standards for retail, commercial and light industrial land uses

1. Area A
 - A. Principal uses permitted by right:
The following uses shall be permitted in this district subject to approval by the planning staff of the building site and operational plans and subject to approval of such plans by the air

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pollution control and water pollution control sections of the state department of health, as provided in section 16-145. These uses are permitted by right provided that they are conducted entirely within an enclosed structure and that all dust, fumes, odors, smoke, noise, lights and vibration and confined within the lot on which the use is located.

1. Retail stores:
 - a. Food stores, (supermarket or convenience store types);
 - b. Gas stations (without service bays);
 - c. Delicatessen;
 - d. Bakery goods store;
 - e. Liquor store;
 - f. Hardware store;
 - g. Drugstore.
 2. Retail sales:
 - a. Retail sales conducted primarily inside an enclosed structure;
 - b. Retail nursery or garden store with outdoor storage or display of merchandise;
 - c. Gasoline service station / convenience store;
 - d. Motor vehicle repair and maintenance (e.g. jiffy lube, brakes plus, etc.);
 - e. Copy shops, sign shops (e.g. fast signs) and printing services.
 3. Consumer service establishments
 - a. Barber and beauty shops;
 - b. Restaurants and bars;
 - c. Shoe repair shop;
 - d. Laundromat and coin-operated dry-cleaning establishment;
 - e. Fine art studio;
 - f. Fitness and health clubs.
 4. Business and professional offices;
 5. Banks and savings and loans;
 6. Medical and dental clinics;
 7. Public administrative offices and service buildings;
 8. Public utility offices and installations;
 9. Public library
 10. Commercial lodging (i.e. hotel, motel);
 11. Theater;
 12. Minor repair, rental and servicing establishments;
 13. Equipment sales and rental, not including farm implements, mobile homes, large construction equipment and recreational vehicles;
 14. Automatic teller machines;
 15. Catering establishments;
 16. Day care centers;
 17. Other uses similar to those listed above or combining 2 or more of the uses listed above.
- B. Permitted accessory uses:
1. Office, storage, power supply and other such uses normally auxiliary to the principal use;
 2. Parking and service areas;
 3. Accessory signs;
 4. Residential quarters for guards or caretakers;
 5. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right.
2. Area B
- A. Principal uses permitted by right:
- The following uses shall be permitted in this district subject to approval by the planning staff of the building site and operational plans and subject to approval of such plans by the air pollution control and water pollution control sections of the state department of health, as

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provided in section 16-145. These uses are permitted by right provided that they are conducted entirely within an enclosed structure and that all dust, fumes, odors, smoke, noise, lights and vibration are confined within the lot on which the use is located.

1. All uses listed under area "a"
 2. Educational facilities
 - a. Trade or vocational schools or training centers;
 - b. Special schools such as martial arts, dance or other such skill instruction.
 3. Manufacturing, assembly, processing and fabrication plants;
 4. General warehousing;
 5. Experimental testing and research laboratories;
 6. Printing and publishing houses and related activities;
 7. Business to business goods and services
 - a. General administrative offices;
 - b. Business service establishments, including, but not limited to, advertising, property management and maintaining, personnel services, computer services, bookkeeping and mailing services;
 - c. Medical, dental and optical laboratories and research facilities;
 8. General building contractors offices completely inside an enclosed structure;
 9. Distribution centers;
 10. Private club or lodge;
 11. Bus or other public transit terminal
 12. Sporting facilities such as indoor soccer fields, batting cages, etc.;
 13. Other uses similar to those listed above or combining 2 or more of the uses listed above.
- B. Permitted accessory uses:
1. Office, storage, power supply and other such uses normally auxiliary to the principal use;
 2. Parking and service areas;
 3. Accessory signs;
 4. Residential. Quarters for guards or caretakers;
 5. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right.
3. Area C
- A. Principal uses permitted by right:
- The following uses shall be permitted in this district subject to approval by the planning staff of the building site and operational plans and subject to approval of such plans by the air pollution control and water pollution control sections of the state department of health. As provided in section 16-145. These uses are permitted by right provided that they are conducted entirely within an enclosed structure and that all dust, fumes, odors, smoke, noise, lights and vibration are confined within the lot on which the use is located.
1. All uses listed in areas "a" and "b" above.
 2. Other manufacturing and processing uses:
 - a. Research facilities, testing laboratories, or any manufacturing fabrication, assembly, treatment or production of products, provided, dust, fumes, odor, vapor, noise, light and vibration are confined to the lot in which the use is located. All activity must meet applicable state and federal pollution laws and environmental regulations.
 - b. Essential municipal, and public utility uses, facilities, services and structures; provided offices, repair, storage and production facilities are not included.
 - c. Electrical substation and water storage tanks. (if required for service to development)
 3. Additional business to business goods and services
 - a. Special trade contractors shops including limited fabrication, completely inside an enclosed structure.
 - b. Machine shops, tool and die equipment and engine repair with all activity inside an enclosed structure.

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- c. Publishing, binding and engraving establishments, which may include printing services and typesetting.
- d. Newspaper printing, publishing, and production facilities.
- e. Commercial laundries, linen supply services, dry cleaning plants.
- f. Wholesale trade conducted completely inside an enclosed structure.
- 4. Storage, parking and transportation uses.
 - A. Outdoor Storage is permitted on lots in the Gateway Center Filing 4, Block 3 ONLY, including Lots: 1, 2, 4, 7 and 8, as a primary use when fully screened from view of streets and nearby properties, via a functional combination of structures, landscaping, berming and /or solid fencing or walls that incorporate projections/recesses of 4-5 feet or more at least every 100 feet.
- 6. Warehouses and storage plants for business and consumer goods completely within an enclosed structure.
- 7. Equipment sales and rental, including cars, trucks, recreational vehicles and small agricultural equipment, but not including mobile homes or large construction equipment.
- 8. Other uses similar to those listed above or combining 2 or more of the uses listed above.
- B. Permitted accessory uses:
 - 1. Office storage, power supply and other such normally auxiliary to the principal use;
 - 2. Parking and service areas;
 - 3. Accessory signs;
 - 4. Residential quarters for guards or caretakers; and
 - 5. Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right.

E. Development standards

- 1. Lot size: there is not a minimum lot size
- 2. Building setbacks:
 - A. The minimum setback from the right-of-way for interstate 25 is sixty-five (65) feet for structures and thirty-five (35) feet for parking lots.
 - B. The minimum setback from weld county road 48 between interstate 25 and gateway drive is thirty (30) feet.
 - C. The minimum setback from all other rights-of-ways is twenty (20) feet for structures and ten (10) feet for parking lots.
 - D. The minimum setback from all other property lines is ten (10) feet for structures and parking lots.

3. Parking standards

A. Required off-street parking

Use	Parking
Public assembly facility provided for seated audiences (e.g. churches, theaters, auditoriums, etc.)	1 space for every 3 seats
Elementary schools	2 spaces for every classroom (if the school includes an auditorium, the auditorium requirement shall govern if it is greater)
Junior and senior high schools	Auditorium requirement of 1 space for every 5 students of maximum capacity
Hospitals	1 space for every 2 beds

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Clinics	5 spaces per maximum number of practitioners on s at any one time
Veterinarian clinics/hospitals	3 spaces per maximum number of practitioners on s at any one time
Industrial uses	1 space for every 2 employees
Commercial office buildings	1 space for every 300 sq. Ft. Of g.l.a.
Retail stores	1 space for every 200 sq. Ft. Of g.l.a.
Customer service establishments	1 space for every 200 sq. Ft. Of g.l.a.
Restaurant or bar	1 space for every 100 sq. Ft. Of g.l.a.
Planned shopping center	1 space for every 200 sq. Ft. Of g.l.a.

- B. Parking stall size: an individual parking space shall be at least nine (9) feet wide by eighteen (18) feet long, and if covered shall have a minimum height clearance of seven (7) feet.

F. Auxiliary use standards

1. Limitation on external effects of uses.
 - A. No use or activity shall be permitted to produce hazardous conditions or noxious influences, such as noise, vibration, heat, glare. Radiation, fumes, smoke or other pollutant to a degree detrimental to existing or prospective adjacent districts.
 - B. All fuel. Raw materials and products stored outdoors shall be enclosed by a solid fence or wall adequate to conceal such fuel raw materials and products from adjacent properties.

G. Sign guidelines

1. General
 - A. The location and design of all signs required to be posted by this section shall be approved by the town staff prior to erection of the sign.
 - B. Sign area will be based on the smallest possible area of any rectilinear geometric shape that utilizes 8 or fewer straight lines that join each other at right angles and that encloses the extreme limits of the letters, logos, graphic symbols and the sign backing (if backing is present).
 - C. All signs related to a multi-use structure shall provide a continuity of design to the aggregate, shall be proportioned to the building space allotted, and shall be compatible in design with each other. Such continuity and proportion shall be subject to review by the town staff.
 - D. The owner or the duly authorized agent of the multi-use structure shall provide a plan which identifies the general sign theme for the structure and shall make this information available to all tenants in the structure.
 - E. The town staff may allow additional business or complex identification signs when there are two (2) separate building fronts having independent entrances not visible from one (1) location. No more than twenty (20) square feet of signage per business may be visible on any building from any one (1) location. This provision applies to all signs unless specifically excluded elsewhere in this chapter.
 - F. Combination of signs. Each business activity shall be authorized to utilize within the limits established by this chapter, a combination of two (2) of the following: (a) one (1) wall sign; (b) one (1) canopy sign; (c) one (1) freestanding sign; (d) one (1) projecting sign; and one (1) pole sign. A business activity shall be limited to no more than two (2) signs herein defined, and a maximum aggregate area of each sign shall not exceed two hundred (200) square feet.
 - G. Hanging panels. Freestanding signs and projecting signs with the exception of multiuse signs may include a maximum of two (2) additional hanging panels per freestanding or projecting

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- sign. All hanging panels suspended from projecting signs shall clear grade by a minimum of eight (8) feet. The maximum aggregate area of the freestanding sign together with the hanging panels shall not exceed two hundred (200) square feet. The maximum aggregate area of the projecting sign, together with the hanging panels, shall not exceed one hundred (100) square feet in area.
- H. The property owners' association and/or developer of the pud shall be responsible for the maintenance and, when necessary, the replacement of all signs erected for the benefit of the entire development. The owner(s) and/or developer(s) shall maintain all temporary signs located at major entrances until ninety percent (90%) of the certificates of occupancy for the development have been issued. At which time the town staff may require removal. The requirements of this subsection shall apply to all successor developers. All signs on private property for the benefit of only the property owner shall be maintained by the property owner.
 - I. Signs with revolving beacons, flashing lights, intermittent lighting effects, or electronic lettering that changes (i.e. reader boards) will not be allowed.
- 2. Temporary signs
 - A. Two (2) signs allowed per lot. One of the two (2) signs may be placed in a location not on the site.
 - B. Maximum size: one (1) sign shall be a maximum of eight (8) square feet. One sign shall be a maximum of thirty-two (32) square feet.
 - 3. Permanent signs
 - A. Complex identification signs. Each multi-use structure shall be permitted one (1) multi-tenant identification sign containing only the name of the structure and/or including the names of the individual businesses therein or a description of the types of businesses therein. Complex identification signs shall not exceed fifty (50) square feet in areas "a" and "b" and one hundred (100) square feet in area "c" and may be freestanding or wall mounted.
 - B. Individual business signs. Businesses or activities in multi-use structures shall also be allowed one (1) wall or canopy sign or ground sign for each activity or business owning or leasing space within the multiuse structure. Wall signs shall be placed on the ground floor. The total sign area for all such signs shall not exceed twenty (20) square feet per business.
 - 4. Freestanding signs site requirements.
 - A. The activity or business shall be accessible by automobile, and shall have off-street parking on premises.
 - B. All signs, except multi-tenant signs and pole signs, shall be located on the lot of the advertised use.
 - C. All signs shall be set back from property line a distance equal to their height, except that a ground sign up to six (6) feet in height shall be allowed to be placed one (1) foot from the property line.
 - D. Pole sign requirements:
 - 1. Site: a maximum of two (2) pole signs will be allowed within gateway center, only within lots abutting the rights-of-way of wcr 48 or interstate 25.
 - 2. Setback:
 - a. Minimum setback from any street rights-of-way will be equal to the height of the sign.
 - b. Minimum setback from property lines will be 10 feet.
 - 3. Height: maximum height allowed will be 45 feet, as measured from the elevation of the nearest point on the centerline of w.c.r. 48 to the elevation at the top of the sign.
 - 4. Sign area: maximum display area allowed will be 400 square feet per side.
 - 5. Maintenance: pole signs will be maintained by the property owner's association or by the owner of the sign.

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- E. A single activity or business not in a multi-use structure shall be permitted no more than two (2) signs. These may include not more than one (1) freestanding sign, one (1) pole sign or one (1) wall sign. These signs shall meet the site requirements provided by this subsection.
- F. All new ground signs shall be placed in an appropriately landscaped area and shall not exceed twelve (12) feet in height or exceed 48 square feet in area per side. No freestanding sign shall be placed in a location that will obstruct existing or proposed legal conforming signs.
- G. Other signage plans: after receiving the approval of the gateway center architectural control committee, may be submitted for approval by the town.
- H. Prohibited signs. The following types of signs shall be prohibited: billboards, flashing/moving signs, electronic messaging signs, animated signs, unsafe signs, roof signs, signs which cause radio or television interference and signs in the restricted sight triangle at corners.

H. Landscape guidelines

- 1. General
 - A. Site development will comply with town's current landscape guidelines, with the exceptions/modifications listed below.
 - B. Responsibilities for installation & maintenance:
 - 1. Landscaping within landscape easements and sites owned by the owners' association (e.g. detention area) will be maintained by the owners' association.
 - 2. Landscaping outside of landscape easements and/or within street rights-of-way (excluding interstate 25 right-of-way) will be planted and maintained by the owner of the adjacent site.
- 2. Exceptions/modifications
 - A. Landscape area: for developed sites over 1.0 acres in size, fifteen percent (15%) of the total land area of the site shall be landscape open space. The area will be landscaped at a ratio of at least one (1) tree and five (5) shrubs per 1000 square feet.
 - B. Sites with buildings of 25,000 square feet or greater area will provide a buffer yard of at least fifteen (15) feet in width.
 - C. Native grasses and wildflower are an acceptable groundcover in areas more than 100 feet from rights-of-way of interior streets.

I. Architectural guidelines

- 1. Required architectural submission: prior to applying for a building permit, the property owner shall be required to submit architectural plans to the town and receive approval from the town planner. These architectural plans shall include site plan and elevations. Attached to these plans shall be a letter of approval from the architectural control committee for gateway center.
- 2. Architectural guidelines
 - A. General: the approval of the final development plan by the planning staff shall be based on the guidelines prescribed in this section.
 - B. Building walls:
 - 1. The following materials may be used on the exterior of the building:
 - a. Brick
 - b. Concrete masonry unit (i.e. block)
 - c. Concrete panels
 - d. Stone
 - e. Stucco
 - f. Wood
 - g. Metal, limited to accent and structural members
 - h. Metal siding. Limited to sides of building not adjacent to a public street.

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2. The following colors are acceptable:
 - a. All earth-tone colors
 - b. Any other color may be used in a limited amount as an accent color.
- C. Roof of buildings:
 1. Pitched roofs shall be metal standing seam type.
 2. Flat roofs will be allowed when the view of the roof line from adjacent street rights-of-way is screened by parapet walls with architectural variations in shape and height.
 3. The color of all pitched roofs shall be dark green. A minimum of 66% of the parapet walls around a building shall be dark green
- D. Maximum height of buildings shall be thirty-five (35) feet. Height shall be measured from proposed elevation at building wall to highest point on building.
- E. Facades shall be delineated into areas no greater than seventy-five (75) feet in horizontal length by use of architectural features (i.e. columns, pilasters, cornices, changes in materials, recessed areas, protruding elements, etc.). Entrances shall be accented with architectural features such as those listed previously. Owners will be encouraged to incorporate logs or wooden beams into the architectural features at each building's main entrance
- F. Service areas, including, but not limited to the following, shall be screened from view from adjacent street right-of-ways.
 1. Trash storage/pickup
 2. Loading docks

J. Unifying design elements

The following requirements will create a unified appearance for the development.

1. Landscaping
 - A. Entry landscaping: each of the two (2) entrances from weld county road 48 will have medians. These medians will be landscaped to create a similar appearance. This will be accomplished by using the same species, size and proportions (related to quantity) of plant materials and by using the same mulch materials.
 - B. Streetscaping: per the typical site plan drawings, the owner of each site is required to plant trees along all street frontages at a minimum of fifty (50) feet on center. The species of trees to be used on each of the different streets is also identified.
 - C. Along interstate 25: berms with landscaping incorporating the same species, sizes and placement of plant materials are existing along the entire development frontage adjacent to the interstate.
 - D. Site landscaping: per the typical site plan drawings, the landscape treatment of each building indicates the use of turf type grasses in front of the building on the property. In addition, views of the majority of each parking lot must be screened from view.
2. Signage
 - A. Types of signs: the following four types of signs are allowed:
 1. Pylon sign
 2. Large monument sign (proposed adjacent to interstate 25)
 3. Multi-tenant sign
 4. Single tenant sign
 - B. Design
 1. Form: in concept, each type of sign will consist of a pair of masonry columns resting on a masonry base. Between the masonry columns, there shall be a panel on which signage will be displayed
 2. Materials: each sign will use the same materials in the same colors. The exact materials and colors will be determined when the first sign is constructed. (see conceptual signage drawings for a representation of a possible choice of materials and colors repeated in each sign type.)

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3. Architecture
 - A. Front facade: per the typical front and side elevations, facades shall incorporate masonry materials. Site owners are encouraged to utilize the materials and colors used in the sign. Owners will also be encouraged to incorporate log or wooden beams into the architectural treatment of each building's main entrance.
 - B. Roof material and color: all pitched roofs shall be metal standing-seam type and shall be dark green in color.

K. Miscellaneous requirements

1. Should there be a difference between the standards listed in this document and those listed in chapter 16, zoning or chapter 17, subdivisions, the standards used in this document will rule.
2. The intent of the above guidelines (in sections d through h) is to establish a cohesive, consistent and attractive appearance for the development. The developer and the owners of each site are responsible to design the pud based upon consideration of items that need to be addressed. These guidelines shall be interpreted by the town planner in a manner that allows for change, variety, creativity. Economics, energy requirements, marketing strategies, site conditions and other variables to be accommodated. If any of the above guidelines are inappropriate as suggested by the applicant. Then the town planner may determine them to be not applicable (n/a). For very small projects, the town planner may waive some or all of the guidelines.