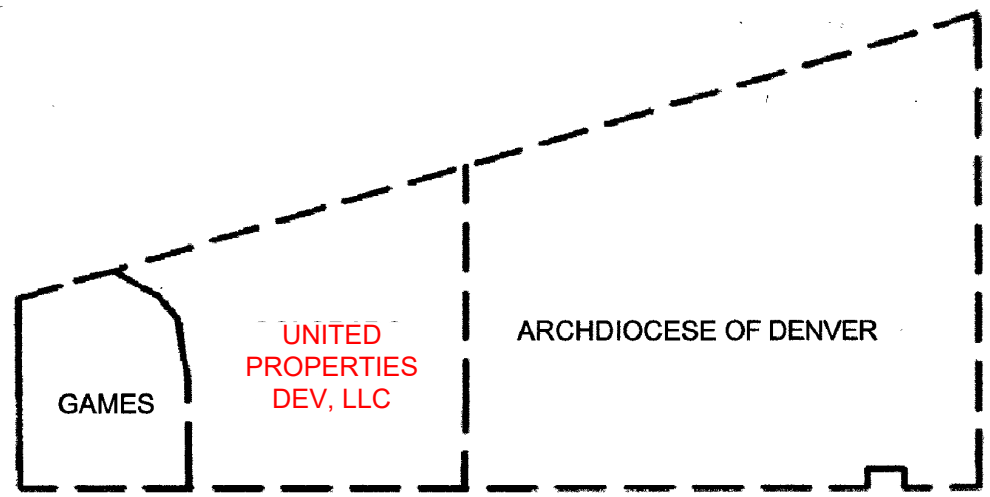


ST. LOUIS PARISH AND COMMERCIAL PARK
GENERAL DEVELOPMENT PLAN

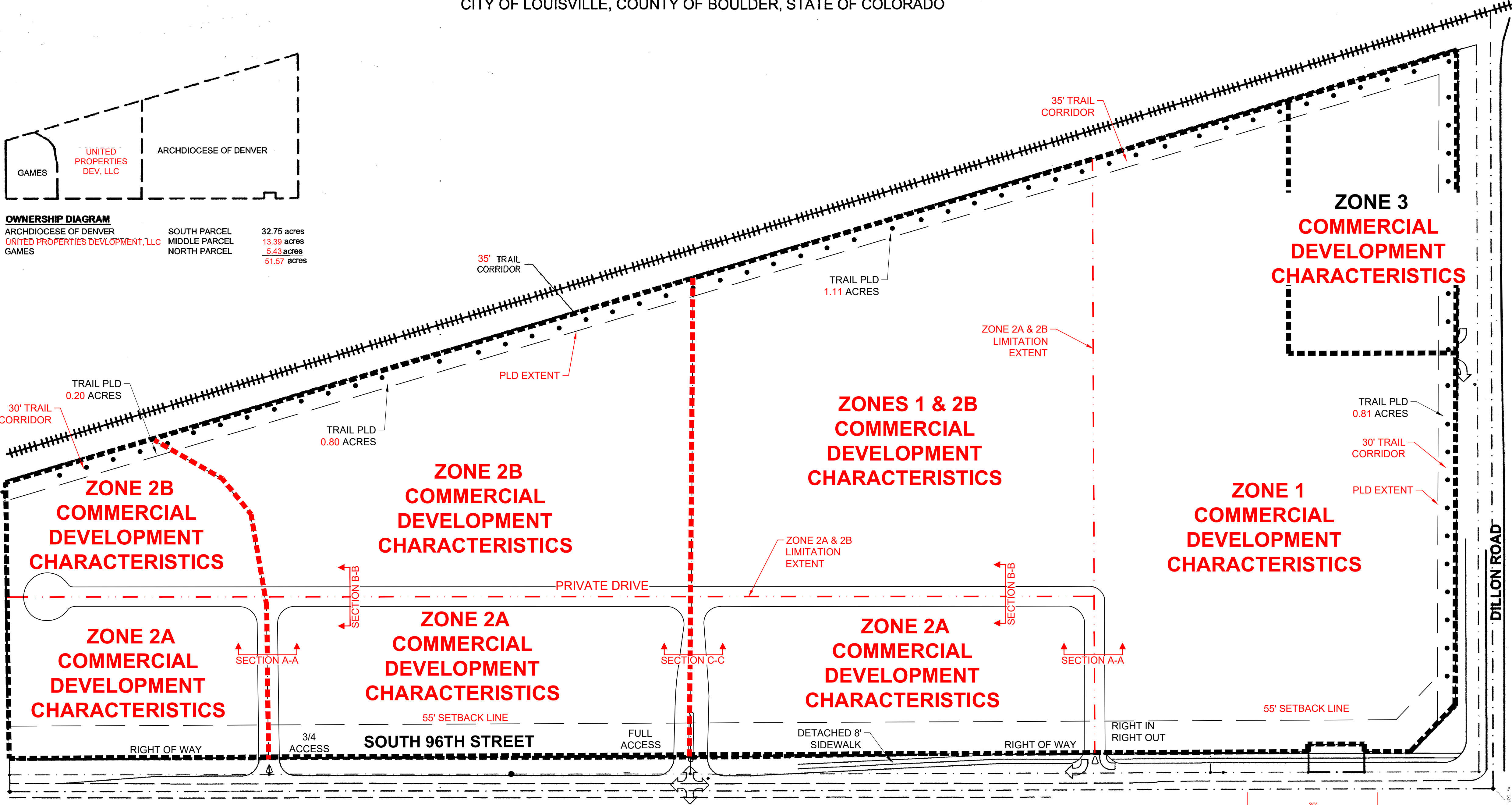
2ND AMENDMENT

THREE TRACTS OF LAND LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



OWNERSHIP DIAGRAM

ARCHDIOCESE OF DENVER	SOUTH PARCEL	32.75 acres
UNITED PROPERTIES DEVELOPMENT, LLC	MIDDLE PARCEL	13.39 acres
GAMES	NORTH PARCEL	5.43 acres
		51.57 acres



COMMERCIAL DEVELOPMENT CHARACTERISTICS

ZONE 2A

SETBACKS:	55' FROM 96TH STREET, PER CODE OTHERWISE
PARKING:	30' FROM 96TH STREET RIGHT-OF-WAY WITH ENHANCED LANDSCAPING TO BUFFER FROM S. 96TH STREET, PER CODE OTHERWISE
HEIGHT:	25' MAXIMUM IF PITCHED ROOF OR 20' IF SLANTED ROOF FROM FINAL FINISHED GRADE
ARCHITECTURE:	SINGLE STORY PITCHED ROOF OR SLANTED ROOFLINE ARCHITECTURAL ELEMENTS

ZONE 2B

SETBACKS:	55' FROM 96TH STREET, PER CODE OTHERWISE
PARKING:	PER MUNICIPAL CODE
HEIGHT:	40' MAXIMUM FROM FINAL FINISHED GRADE
ARCHITECTURE:	SUBJECT TO PUD GUIDELINES

ZONE 1

SETBACKS:	PER MUNICIPAL CODE
PARKING:	PER MUNICIPAL CODE
HEIGHT:	35' MAXIMUM FROM FINAL GRADE
ARCHITECTURE:	SHALL CONFORM WITH CITY OF LOUISVILLE ZONING REGULATIONS IN EFFECT AT TIME OF PUD

TABLES

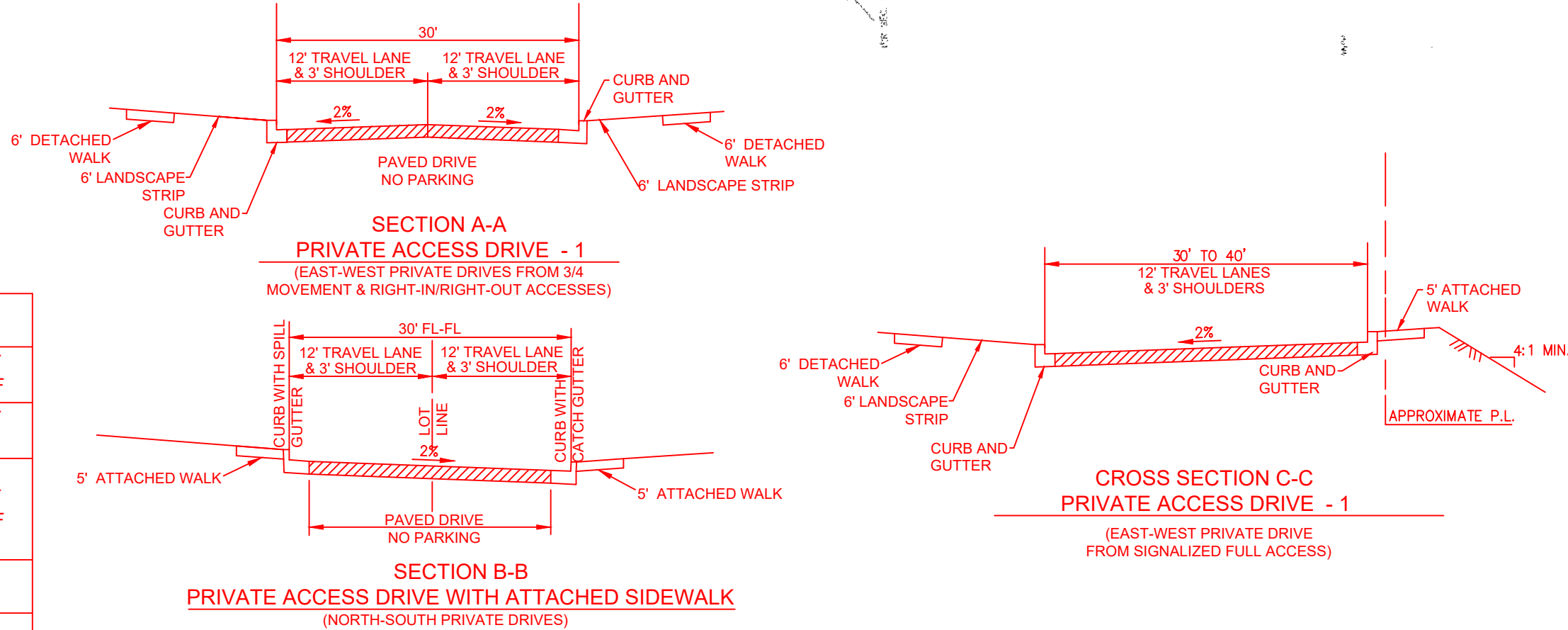
PUBLIC LAND DEDICATION

REQUIRED (51.57 ACRES @ 12%)	6.19 acres
PROPOSED TRAIL DEDICATION DEFICIT	2.92 acres

FAR DEVELOPMENT ALLOWANCE

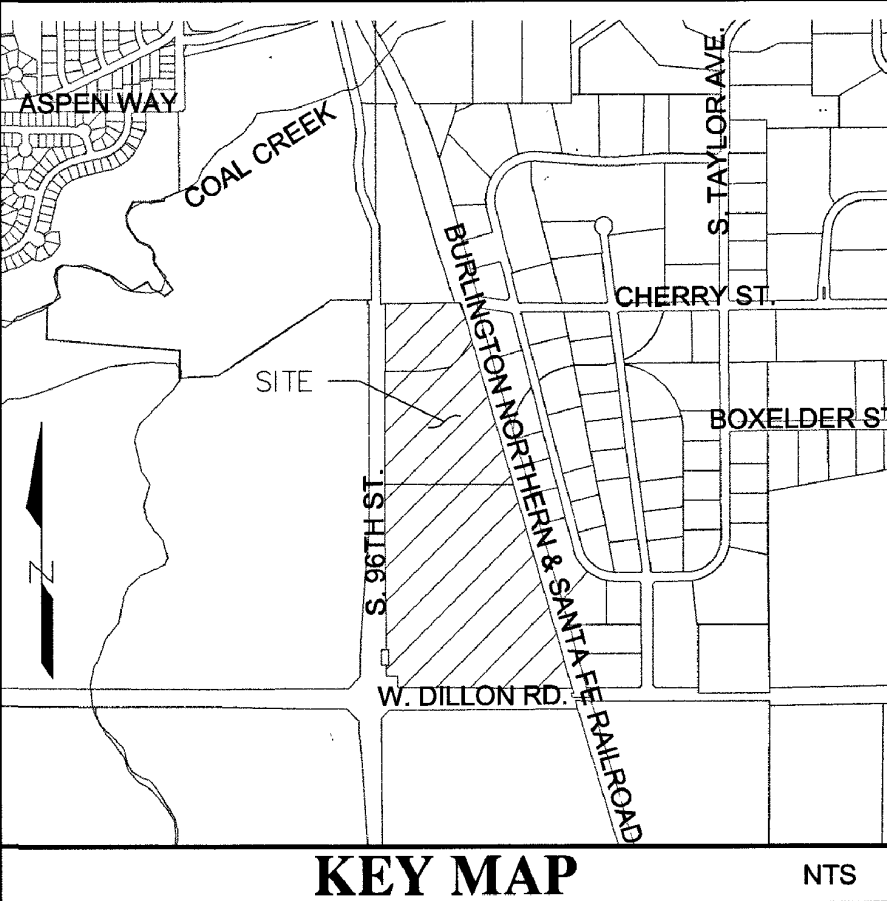
SITE	AREA	FAR	ALLOWED FLOOR AREA	ZONE FLOOR AREA ALLOWANCE
UNITED PROPERTIES PARCEL	548,862 SF	ZONE 2A = 0.17 FAR ZONE 2B = 0.25 FAR	126,245 SF	ZONE 2A = 26,165 SF ZONE 2B = 100,080 SF
GAMES PARCEL	225,666 SF	ZONE 2A = 0.17 FAR ZONE 2B = 0.26 FAR	50,456 SF	ZONE 2A = 15,516 SF ZONE 2B = 34,940 SF
ARCHDIOCESE OF DENVER PARCEL	ZONE 2A & 2B LIMITATION AREA: 692,500 SF	ZONE 2A = 0.20 FAR ZONE 2B = 0.26 FAR NO FAR IF DEVELOPED AS ZONE 1 USE.	171,000 SF	ZONE 2A = 30,000 SF ZONE 2B = 141,000 SF
ARCHDIOCESE OF DENVER PARCEL	149,190 SF	0.20	29,839 SF	ZONE 3 = 29,838 SF
TOTAL =			377,540 SF	

NOTE: DESIGN WILL BE ENCOURAGED TO ESTABLISH CROSS ACCESS TO DILLON ROAD

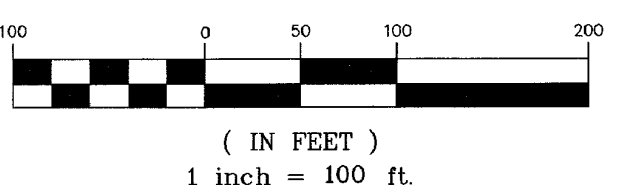
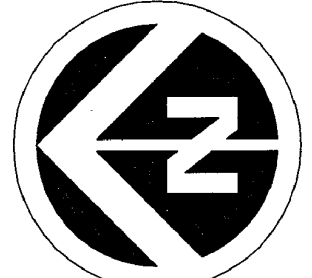


CONCEPTUAL ROADWAY CROSS SECTIONS

- AMENDMENTS:
- THE FIRST AMENDMENT ALLOWS RELIGIOUS INSTITUTIONS IN ZONE 2 AS A USE BY RIGHT.
 - THE SECOND AMENDMENT INCLUDES:
 - REDUCES THE BUILDING SETBACK DISTANCE FROM SOUTH 96TH STREET
 - CHANGES THE PARKING LOT CONFIGURATION STANDARDS IN ZONE 2 AND 3 WITH ADDITIONAL LANDSCAPING REQUIREMENT.
 - ELIMINATES LOCAL ROAD AND PROVIDES PRIVATE DRIVES WITH CROSS ACCESS BETWEEN ELEMENTS AND PROVIDED SECTION DETAILS.
 - ALIGNS ZONES WITH PROPERTY BOUNDARY.
 - ADDITION OF INDUSTRIAL AND CAR WASH USES TO ZONE 2.
 - MODIFIED FAR TO PROPERTY BOUNDARIES AND DENSITIES WITHIN ZONES.
 - MODIFIED MAXIMUM BUILDING HEIGHT FROM 35' TO 40' IN ZONE 2B.



KEY MAP



ST. LOUIS PARISH AND COMMERCIAL PARK
GENERAL DEVELOPMENT PLAN
2ND AMENDMENT



DOCUMENT AMENDMENTS

No.	Date	Description
8	08/06/2020	8TH SUBMITTAL - 2ND GDP AMENDMENT
7	03/12/2020	7TH SUBMITTAL - 2ND GDP AMENDMENT
6	03/04/2020	6TH SUBMITTAL - 2ND GDP AMENDMENT
5	01/13/2020	5TH SUBMITTAL - 2ND GDP AMENDMENT
4	11/04/2019	4TH SUBMITTAL - 2ND GDP AMENDMENT
3	09/03/2017	3RD SUBMITTAL
2	08/10/2017	2ND SUBMITTAL
1	06/05/2017	ORIGINAL ISSUE DATE

Project Number: 175001

Designed By: Drawn By: JDM CETB

Checked By: JDM

Sheet Number: 2 of 2