

PERMITTED LAND USE

Rocky Mountain Rail Park Permitted Land Use Table (Lots 1-11)		
Zoning	Land Use Category	Permit Restriction
PUD	Abrasive Manufacturing	P
PUD	Aggregate products, storage and sales	P
PUD	Alcoholic beverage manufacturing	P
PUD	Antenna arrays (satellite dishes)	P
PUD	Apparel and other finished products made from fabrics and similar materials	P
PUD	Arrangement of transportation of freight and cargo	P
PUD	Asbestos products manufacturing	C
PUD	Asphalt and concrete production facilities	P
PUD	Auto towing and storage yards	P
PUD	Auto/truck rental, leasing	P
PUD	Automobile dealers	P
PUD	Automobile manufacturing	P
PUD	Automotive repair except top, body, upholstery, repair, paint, and tire retreading shops	P
PUD	Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	P
PUD	Automotive services except wrecking or towing storage yards	P
PUD	Aviation related uses	P
PUD	Bakeries	P
PUD	Beverage manufacturing	P
PUD	Boiler or tank manufacturing	P
PUD	Bone reduction	C
PUD	Book binding	P
PUD	Bus repair	P
PUD	Cabinet manufacturing with sales	P
PUD	Can manufacturing	P
PUD	Candy product manufacturing	P
PUD	Canvas products manufacturing	P
PUD	Caustic soda manufacturing	C
PUD	Celluloid manufacturing	P
PUD	Cement, cinder block, concrete, lime or plaster manufacturing	P
PUD	Chemical manufacturing	P
PUD	Chemicals and allied products manufacturing except drugs	P
PUD	Clothing or cloth manufacturing	P
PUD	Coal, coke yards, or coal classifications	C
PUD	Cold storage	P
PUD	Communications	P
PUD	Cosmetic and perfume manufacturing	P
PUD	Creosote manufacturing or treatment plant	P
PUD	Dairy and food processing and manufacturing facilities	P
PUD	Detergent, soap, and by-products manufacturing using animal fat	C
PUD	Development and testing services	P
PUD	Disinfectant, insecticide, or poison manufacturing	C
PUD	Distillation of bone, refuse, grain, and wood	C
PUD	Drug manufacturing	P
PUD	Dry cleaning plants	P
PUD	Dye manufacturing	C
PUD	Electric and electronic equipment including electronic distribution and electrical industrial	P
PUD	Electronics manufacturing	P
PUD	Fabricated metal, sheet metal shops, metal products manufacturing	P
PUD	Farm machinery sales and services	P
PUD	Farm supply sales	P
PUD	Fat rendering production	P
PUD	Felt manufacturing	P
PUD	Fertilizer manufacturing and processing	P
PUD	Flour mill	P
PUD	Forging plant and foundry	P
PUD	Fossil fuel manufacturing	C
PUD	Fuel and ice dealers	P
PUD	Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	P
PUD	Furnace installation, repair, and cleaning	P
PUD	Furniture and fixtures	P
PUD	Gas station	P
PUD	General building contractors	P
PUD	Glass or glass product manufacturing	P
PUD	Grain elevators	P
PUD	Greenhouses	P
PUD	Hazardous waste treatment facility	C
PUD	Heavy construction contractors	P
PUD	Heavy logistics center	P

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PUD	Hosiery manufacturing	P
PUD	Instruments and related products	P
PUD	Landscape storage yards	P
PUD	Leather and leather products, including tanning and finishing	P
PUD	Light Logistics Center	P
PUD	Linseed oil, shellac, and turpentine manufacturing and refinery	C
PUD	Lubrication and grease manufacturing	C
PUD	Lumber mills, plain mills, and storage of logs	P
PUD	Lumber, building materials, and wood products	P
PUD	Machine shops	P
PUD	Machine tool manufacturing	P
PUD	Machinery sales	P
PUD	Manufactured homes	P
PUD	Measuring, analyzing, and controlling instrument manufacturing	P
PUD	Meat processing, packing, packaging and slaughterhouses	P
PUD	Medical and optical goods	P
PUD	Metal ingots, casting sheets, or bearings, forging or rolling mills	P
PUD	Millinery manufacturing	P
PUD	Miscellaneous manufacturing industries	P
PUD	Mobile homes manufacturing and storage	P
PUD	Moving companies	P
PUD	Musical Instruments and sporting/athletic goods manufacturing	P
PUD	Office and computing machines	P
PUD	Oil compounding	C
PUD	Paint and enamel manufacturing	C
PUD	Paper, pulp, or paperboard mills	P
PUD	Parking lot	P
PUD	Petroleum products or manufacturing	P
PUD	Photographic	P
PUD	Pickle manufacturing	P
PUD	Printing and publishing	P
PUD	Public utility storage, yards, and service installments	P
PUD	Radio or TV broadcasting towers	P
PUD	Railroad transportation	P
PUD	Railroad yards	P
PUD	Recreational vehicle storage	P
PUD	Recycling facilities	P
PUD	Research	P
PUD	Restaurant/Café	P
PUD	Rubber and miscellaneous plastics manufacturing	P
PUD	Salvage yards	P
PUD	Lumber mill	P
PUD	Scrap processing or shredding yard	P
PUD	Shoe manufacturing	P
PUD	Sign manufacturing, repair, and maintenance	P
PUD	Smelting or refining of metal	C
PUD	Space research and technology	P
PUD	Special trade contractors	P
PUD	Special warehousing and storage	P
PUD	Stone and clay products	P
PUD	Storage and disassembly of vehicles and the re-assembly of various parts	P
PUD	Sugar and beet refining	P
PUD	Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	C
PUD	Telecommunications towers	P
PUD	Textiles and apparel	P
PUD	Trade schools	P
PUD	Trailer and truck manufacturing	P
PUD	Transportation equipment	P
PUD	Transportation services	P
PUD	Trucking and general warehousing, including mini-storage	P
PUD	Utility production and processing facilities	P
PUD	Vacation camper manufacturing	P
PUD	Water storage and sales	P
PUD	Welding repair	P
PUD	Wholesale trade (durable and non-durable)	P

CASE #: PRC2019-00012

P = Permitted By-Right
C = Conditional Use Permit by Adams County
State o federal permits may be required for certain land uses as provided in State and/or Federal law.

PROJECT NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD

THE ROCKY MOUNTAIN RAIL PARK FINAL DEVELOPMENT PLAN (FDP) IS COMPRISED OF 619.45 ACRES CONSISTING OF LOTS DESIGNATED FOR INDUSTRIAL/COMMERCIAL USE.

TRACTS DESIGNATED FOR OPEN SPACE STREETSCAPES, DRAINAGE, ACCESS, RAIL LINE, AND ACTIVE RECREATION AREAS INCLUDING SIDEWALKS.

THIS FDP IS LOCATED ON THE EAST SIDE OF E 30TH AVENUE, NORTH AND SOUTH OF E COLFAX ST, SOUTH OF E 48TH AVENUE AND WEST OF PETTERSON ROAD. PRIMARY ACCESS TO THIS FDP IS FROM PETTERSON ROAD.

B. NUMBER, TYPE AND SIZE OF BUILDINGS

INDUSTRIAL/COMMERCIAL LOTS ARE PROPOSED IN THE FDP AND CORRESPONDING FINAL PLAT. THE NUMBER, TYPE AND SIZE OF THE PROPOSED BUILDINGS MUST ADHERE TO THE ROCKY MOUNTAIN RAIL PARK DESIGN STANDARDS, LATEST REVISION.

C. OWNERSHIP AND MAINTENANCE OF COMMON AREAS

ALL COMMON AREAS WITHIN TRACTS WILL BE MAINTAINED BY THE ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT (RMRPMD). RMRPMD IS RESPONSIBLE FOR THE ENFORCEMENT OF LANDSCAPE MAINTENANCE REQUIREMENTS. THROUGH THE RMRPMD, A DRC (DESIGN REVIEW COMMITTEE), WILL REVIEW PRIVATE OPEN SPACE DESIGN FOR COMPATIBILITY. PRIVATE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR PROPERTY. RMRPMD WILL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LOCAL STREETS AND COLLECTOR STREETS WITHIN THIS FDP.

D. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

THE APPROVED ROCKY MOUNTAIN RAIL PARK PUD INCLUDES A VARIETY OF OPEN SPACES STRATEGICALLY LOCATED THROUGHOUT THE DEVELOPMENT. THIS FDP INCLUDES STREETSCAPE LANDSCAPING AND VARIOUS LANDSCAPE TRACTS.

E. UTILITY SERVICES

RMRPMD WILL HAVE ADEQUATE CAPABILITIES TO SERVE THIS PROPERTY WITH BOTH WATER AND SANITARY SEWER.

TRACTS & LOTS

THIS FDP REPRESENTS LOTS AND TRACTS. FOR THE ROCKY MOUNTAIN RAIL PARK, THE TERM TRACT SHALL BE DEFINED AS A GENERALLY DESCRIBED AREA OF LAND FOR THE PURPOSES OF ZONING, LOCATED WITHIN THE PROJECT BOUNDARY THAT HAS NOT YET BEEN FINAL PLATTED OR SUBDIVIDED INTO SPECIFIC BLOCKS AND LOTS. TRACTS & LOTS SHOWN MAY BE MODIFIED DURING SUBSEQUENT SITE SPECIFIC FDP.


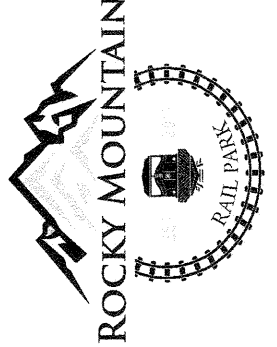
LOT DEVELOPMENT STANDARDS

FLOOR AREA RATIO

BUILDING FLOOR AREA OR FLOOR AREA RATIO (FAR) - FAR IS THE TOTAL BUILDING FLOOR AREA IN SQUARE FEET DIVIDED BY THE BUILDING SITE AREA IN SQUARE FEET EXPRESSED AS A RATIO OF FLOOR AREA OF BUILDING TO SITE AREA. OVERHANGS, SOFFITS, AND COVERED OPEN ENTRIES/PORCHES ARE EXCLUDED.

PARKING

MINIMUM PARKING REQUIREMENTS WILL BE IN ACCORDANCE WITH ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS TITLE REQUIRED PARKING FOR EACH INTENDED USE.

					APVD	CHK
					BY	
					REVISION	DR
					DATE	
					NO.	DSGN
 1529 MARKET STREET, SUITE 200 DENVER, COLORADO 80202						
 4601 DTC BLVD., SUITE 130 DENVER, CO 80237						
ROCKY MOUNTAIN RAIL PARK FINAL DEVELOPMENT PLAN ADAMS COUNTY, COLORADO				GENERAL NOTES		
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"						
DATE		08/12/2020				
FILE						
DWG		GEN-2.0				
SHEET		2 OF 14				