

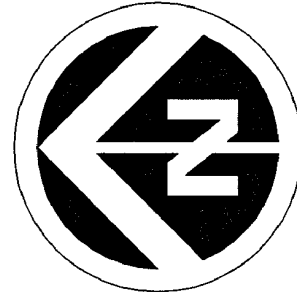
ST. LOUIS PARISH AND COMMERCIAL PARK GENERAL DEVELOPMENT PLAN 3RD AMENDMENT

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

SITE AREA DIAGRAM

ARCHDIOCESE OF DENVER
ASCENT COMMUNITY CHURCH
GAMES

SOUTH PARCEL 32.75 acres
MIDDLE PARCEL 13.39 acres
NORTH PARCEL 5.43 acres
51.57 acres



(IN FEET)
1 inch = 100 ft.

30' TRAIL CORRIDOR

TRAIL PLD
0.20 ACRES

EXISTING
PROPERTY LINE

ZONE 2C
PERMITTED USES

ZONE 2
PERMITTED USES

SOUTH 96TH STREET

EXISTING SOUTH
96TH STREET

35' TRAIL
CORRIDOR

PLD EXTENT

TRAIL PLD
0.80 ACRES

EXISTING
PROPERTY LINE

TRAIL PLD
1.11 ACRES

ZONE 1 & 2
PERMITTED USES

ZONE 2
LIMITATION
EXTENT

ZONE 1

ZONE 3
PERMITTED
USES

TRAIL PLD
0.81 ACRES

30' TRAIL
CORRIDOR

PLD EXTENT

DILLON ROAD

HEIGHT, YARD AND BULK REQUIREMENTS

ZONE ONE

- HEIGHT TO BE MEASURED FROM FINAL FINISH GRADE.
- BUILDING SETBACKS FROM S. 96TH ARE 55 FEET. ALL OTHER YARD AND BULK STANDARDS SHALL COMPLY WITH CITY OF LOUISVILLE ZONING REGULATIONS IN EFFECT AT TIME OF PUD.
- PARKING AMOUNT TO CONFORM WITH CITY OF LOUISVILLE REGULATIONS.
- ZONE TWO AND THREE
- REFER TO SHEET 2 FOR ALL FAR REQUIREMENTS PER SUBAREA ZONING.
- HEIGHT TO BE MEASURED FROM FINAL FINISHED GRADE.
- BUILDINGS WITHIN ZONE 2A ADJACENT TO, OR FRONTING TO SOUTH 96TH STREET SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT IF PITCHED ROOF OR TWENTY (20) FEET IN HEIGHT IF SLANTED ROOF. ALL OTHER BUILDINGS SHALL CONFORM WITH THE CITY OF LOUISVILLE HEIGHT REGULATIONS IN EFFECT AT TIME OF PUD.
- PARKING LOTS ADJACENT TO SOUTH 96TH STREET SHALL BE SHIELDED FROM SOUTH 96TH STREET USING ENHANCED LANDSCAPING TECHNIQUES SUCH THAT IT IS EFFECTIVELY BUFFERED. ENHANCED LANDSCAPING WILL EXCEED THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS & GUIDELINES BY MEANS SUCH AS ADDITIONAL TREES, SHRUBS AND/OR SCREEN WALL TO BE FURTHER DETAILED WITH PUD PROCESS WITH GOAL OF MINIMIZING THE VIEW OF PARKING AREAS FROM S. 96TH STREET TO THE GREATEST EXTENT FEASIBLE.
- PARKING AMOUNT TO CONFORM WITH CITY OF LOUISVILLE REGULATIONS.

SITE INFORMATION

OWNERSHIP

- ARCHDIOCESE OF DENVER ST LOUIS
- ADRIAN D. GAMES
- BVCSF BOULDER INNOVATION LLC
- MARK & CONNIE LYNN BUCKLEY
- WATER MILL HOLDING COMPANY LLC
- DALE & RONDA SILVA FAMILY LLC

DEDICATIONS

- ALL DEDICATIONS FOR SOUTH 96TH STREET AND DILLON ROAD RIGHTS-OF-WAY ARE COMPLETED PRIOR TO REZONING.
- PURSUANT TO COMPREHENSIVE PLAN POLICY, THE LAND DEDICATION REQUIRED BY THE SUBDIVISION REGULATIONS SHALL BE PRIMARILY USED FOR NEIGHBORHOOD PARKS, TRAILS LINKAGES AND BUFFERS TO SERVE THE SUBDIVISION A TRAIL LINKAGE CORRIDOR SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES TO THE PROPERTY, AND A LANDSCAPED BUFFER SHALL BE PROVIDED ALONG SOUTH 96TH STREET.
- THE FORM OF DEDICATION, RESPONSIBLE FOR CONSTRUCTION AND RESPONSIBILITY FOR MAINTENANCE SHALL BE DETERMINED AT THE TIME OF SUBDIVISION.

ACCESS MANAGEMENT

THE ACCESS MOVEMENTS SHOWN ON THE PUD ARE SUBJECT TO CHANGE. IF, AT ANY TIME IN THE FUTURE, IT IS DETERMINED BY THE CITY THAT CHANGE IS APPROPRIATE TO ENHANCE TRAFFIC FLOW ON ONE OR MORE SURROUNDING STREETS, OR TO MITIGATE AN UNSAFE SITUATION, UPON NOTIFICATION FROM THE CITY, THE PROPERTY OWNER(S) SHALL MAKE SUCH PHYSICAL CHANGES, AT THEIR COST, AS MAY BE REQUIRED BY THE CITY. EACH PRESENT AND FUTURE PROPERTY OWNER SHALL ACKNOWLEDGE IN WRITING THE FOREGOING AUTHORITY OF THE CITY. ALL ACCESS POINTS WILL BE PRIVATE. ACCESS DRIVES WITHIN THE DEVELOPMENT WILL HAVE CROSS ACCESS EASEMENTS AND MAINTENANCE AGREEMENTS. LEGAL EASEMENTS TO BE RECORDED AT PLATTING.

DEVELOPMENT CONCEPT AND GENERAL NOTES

- THE DEVELOPMENT CONCEPT IS TO ESTABLISH A RELIGIOUS INSTITUTION/SCHOOL CAMPUS AT THE INTERSECTION OF SOUTH 96TH STREET AND DILLON ROAD, A MIXED-USE COMMERCIAL/INDUSTRIAL DEVELOPMENT WITHIN THE CENTRAL PORTION OF THE DEVELOPMENT, WITH THE REMAINDER OF THE PARCEL(S) USED FOR COMMERCIAL PURPOSES THAT ARE NOT IN CONFLICT WITH THE PRESENCE OF RELIGIOUS INSTITUTIONS AND A SCHOOL. THE DEVELOPMENT IS INTENDED TO PROVIDE SUPPORT SERVICES TO THE INDUSTRIAL/EMPLOYMENT AREA LOCATED TO THE EAST, AND BE A TRANSITION BETWEEN THAT DEVELOPMENT AND THE OPEN SPACE TO THE WEST. A LANDSCAPE BUFFER, BUILDING HEIGHTS, FLOOR AREA RATIOS AND PARKING REQUIREMENTS SHALL ALL BE USED TO FACILITATE THE TRANSITION FROM RURAL/OPEN SPACE TO THE DEVELOPED PROPERTY.
- EXCEPT WHERE AMENDED BY THIS GENERAL DEVELOPMENT PLAN, DEVELOPMENT WILL BE SUBJECT TO THE CITY OF LOUISVILLE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG)
- DEVELOPMENT SHALL BE GOVERNED BY A GENERAL DEVELOPMENT PLAN AGREEMENT, EXECUTED BY ALL OWNERS, ADDRESSING THE PHASING OF DEVELOPMENT; RESPONSIBILITY FOR INFRASTRUCTURE DESIGN, CONSTRUCTION AND COST; AND ARCHITECTURAL DESIGN CRITERIA. THIS DEVELOPMENT AGREEMENT SHALL BE SUBMITTED TO, AND APPROVED BY, THE CITY OF LOUISVILLE IN CONJUNCTION WITH THE DEVELOPMENT APPLICATION AND/OR PRELIMINARY PLAT PRIOR TO DEVELOPMENT OF ANY OF THE SUBJECT PROPERTY.
- RETAIL ESTABLISHMENTS SHALL BE LIMITED TO 70,000 SQUARE FEET.
- ORDINANCE 1800, SERIES 2020 CONDITION OF APPROVAL: ALL PUDS WITHIN THIS GDP AREA SHALL COMPLY WITH DARK SKY LIGHTING STANDARDS AND BEST PRACTICES BEYOND THE MINIMUM STANDARDS OF THE CITY'S CURRENT COMMERCIAL DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO USE OF WARMER LIGHT COLORS, LOW LUMEN OUTPUT PER LIGHT, AND THE USE OF BACKSHIELDS WHERE APPROPRIATE, IN ADDITION TO FULL CUTOFF LIGHT FIXTURES.

CITY COUNCIL CERTIFICATE
APPROVED THIS _____ DAY OF _____, 202____ BY THE CITY COUNCIL OF THE CITY OF
LOUISVILLE, COLORADO.

ORDINANCE NO. _____, SERIES _____

MAYOR _____ CITY CLERK _____

PLANNING COMMISSION CERTIFICATE
RECOMMENDED APPROVAL THIS _____ DAY OF _____, 202____ BY THE

PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

PERMITTED USES

ZONE ONE (approx. 16.2 acres)

- RELIGIOUS INSTITUTIONS
- SCHOOLS
- ANCILLARY FACILITIES TYPICALLY AND COMMONLY ASSOCIATED WITH RELIGIOUS INSTITUTIONS AND SCHOOLS INCLUDING A RECTORY, ADMINISTRATIVE OFFICES, AND A CHILD CARE CENTER AS DETERMINED BY THE PLANNING COMMISSION AND CITY COUNCIL DURING THE PUD PROCESS.

ZONE TWO (approx. 31.8 acres)

- CONTINUAL OF THE EXISTING RESIDENTIAL USES ON THE PROPERTY.
- RELIGIOUS INSTITUTION USE BY RIGHT.
- ALL USES IN ZONE ONE - USE BY SPECIAL REVIEW USE
- PROFESSIONAL, BUSINESS AND ADMINISTRATIVE OFFICES.
- PROFESSIONAL MEDICAL OFFICES AND CLINICS.
- FINANCIAL OFFICES AND BANKS.
- CULTURAL FACILITIES SUCH AS MUSEUMS, THEATERS, AND ART GALLERIES - USE BY SPECIAL REVIEW USE.
- PEDESTRIAN PLAZAS, PEDESTRIAN WAYS, INCLUSIVE OF OUTDOOR AMENITIES AS OUTDOOR ART EXHIBIT FACILITIES AND PUBLIC ART.
- OUTDOOR SPECIALTY USES, INCLUSIVE OF SIDEWALK CAFES AND OUTDOOR MARKET PLACES. OUTDOOR FLEA MARKETS ARE AN EXCLUDED USE IN ZONE 2 AND 3.
- INDOOR RECREATIONAL/FITNESS FACILITIES - USE BY SPECIAL REVIEW USE.
- OUTDOOR RECREATIONAL/FITNESS FACILITIES - USE BY SPECIAL REVIEW USE.
- OUTDOOR COMMERCIAL AMUSEMENT - USE BY SPECIAL REVIEW USE. TEMPORARY EVENTS WITH DURATIONS OF TEN DAYS OR LESS IN ONE SEASON SHALL BE PROCESSED UNDER THE APPLICABLE TEMPORARY USE REVIEW STANDARDS AND CRITERIA.
- RESTAURANTS AND CAFES.
- FAST FOOD SERVICES IN CONJUNCTION WITH DRIVE THROUGH SERVICE SERVICE FACILITIES - USE BY SPECIAL REVIEW USE.
- HOSPITALS - USE BY SPECIAL REVIEW USE.
- ANIMAL HOSPITALS AND SMALL ANIMAL CLINICS - USE BY SPECIAL REVIEW USE.
- KENNELS FOR THE BOARDING OR BREEDING OF DOMESTIC ANIMALS OR LIVESTOCK ARE AN EXCLUDED USE IN ALL ZONES.
- AUTO SERVICE AND FUELING STATIONS - USE BY SPECIAL REVIEW USE.
- AUTO SALES AND AUTO BODY SHOPS ARE EXCLUDED IN ALL ZONES.
- ASSISTED LIVING AND SKILLED NURSING FACILITIES.
- RESIDENTIAL USES INCLUDING INDEPENDENT AND SENIOR LIVING ARE EXCLUDED.
- CHILDCARE CENTERS - USE BY SPECIAL REVIEW USE.
- RETAIL - PERSONAL SERVICE SHOPS.
- CAR WASH - USE BY SPECIAL REVIEW USE.
- RESEARCH/OFFICE AND CORPORATE USES, AND FACILITIES FOR THE MANUFACTURING, FABRICATION, PROCESSING, OR ASSEMBLY OF SCIENTIFIC OR TECHNICAL PRODUCTS, OR OTHER PRODUCTS, IF SUCH USES ARE COMPATIBLE WITH SURROUNDING AREAS.

ZONE THREE (approx. 3.4 acres)

- CHILD CARE CENTERS - USE BY SPECIAL REVIEW USE.
- ALL USES PERMITTED IN ZONE ONE.
- ASSISTED LIVING AND SKILLED NURSING FACILITIES - USE BY SPECIAL REVIEW USE.
- RESIDENTIAL USES, INCLUDING INDEPENDENT AND SENIOR LIVING AREA EXCLUDED.

OWNERSHIP CERTIFICATE:

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS GDP. WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 202____.

ADRIAN D. GAMES

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS (DATE) BY

(NAME AND TITLE OF POSITION):

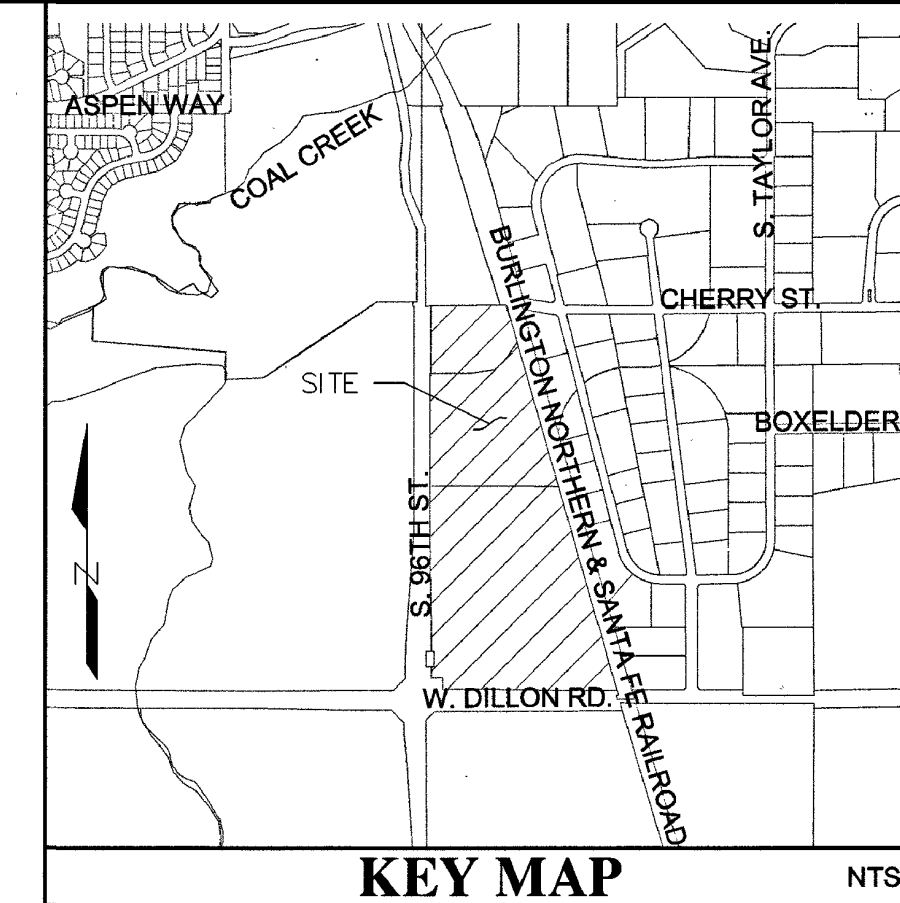
(NOTARY'S OFFICIAL SIGNATURE)

(COMMISSION EXPIRATION)

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.

- THE SECOND AMENDMENT INCLUDES (CONT.):
 - 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.
- THE THIRD AMENDMENT INCLUDES:
 - CREATION OF ZONE 2C & ADDITION OF ALLOWED FLOOR AREA FOR ZONE 2C ON GAMES PARCEL.



KEY MAP

NTS



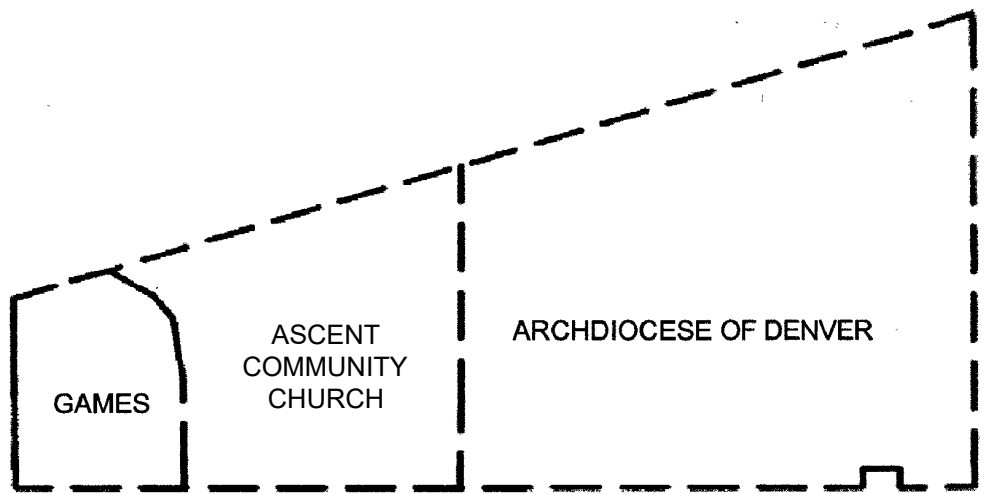
ST. LOUIS PARISH AND COMMERCIAL PARK
GENERAL DEVELOPMENT PLAN
3RD AMENDMENT

No.	Date	Description
9	05/09/2026	3RD 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	09/06/2017	3RD SUBMITTAL
2	08/16/2017	2ND SUBMITTAL
1	05/08/2017	ORIGINAL ISSUE DATE

Project Number:	Desigined By: Drawn By:	Checked By:	Sheet Number:
ZON-0001-2025	KMH	KMH	1 of 2

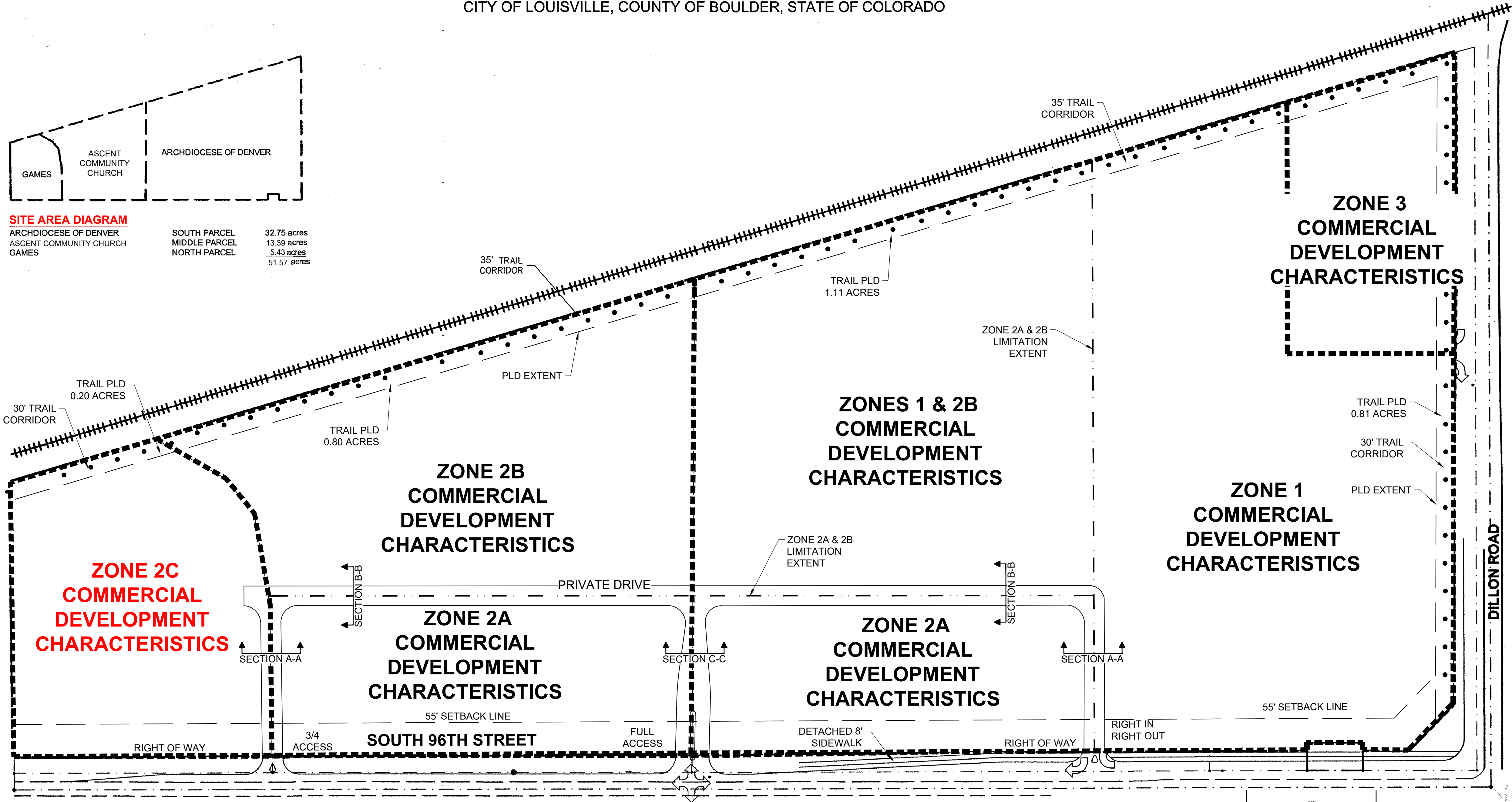
ST. LOUIS PARISH AND COMMERCIAL PARK
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3RD AMENDMENT

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TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



SITE AREA DIAGRAM
ARCHDIOCESE OF DENVER
ASCENT COMMUNITY CHURCH
GAMES

SOUTH PARCEL 32.75 acres
MIDDLE PARCEL 13.39 acres
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 2C	
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:	40' MAXIMUM FROM FINAL FINISHED GRADE EXCEPT WITHIN 200' OF S. 96TH STREET WHICH REQUIRES 25' MAXIMUM IF PITCHED ROOF OR 20' IF SLANTED ROOF FROM FINAL FINISHED GRADE
ARCHITECTURE:	SUBJECT TO PUD GUIDELINES EXCEPT WITHIN 200' OF S. 96TH STREET WHICH REQUIRES SINGLE STORY PITCHED ROOF OR SLANTED ROOFLINE ARCHITECTURAL ELEMENTS

ORDINANCE 1800, SERIES 2020 CONDITION OF APPROVAL: ALL PUDS WITHIN THIS GDP AREA SHALL COMPLY WITH DARK SKY LIGHTING STANDARDS AND BEST PRACTICES BEYOND THE MINIMUM STANDARDS OF THE CITY'S CURRENT COMMERCIAL DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO USE OF WARMER LIGHT COLORS, LOW LUMEN OUTPUT PER LIGHT, AND THE USE OF BACKSHIELDS WHERE APPROPRIATE, IN ADDITION TO FULL CUTOFF LIGHT FIXTURES.

ZONE 1	
SETBACKS:	55' ALONG S. 96TH ST; PER MUNICIPAL CODE ALONG DILLON RD.
PARKING:	55' ALONG S. 96TH ST; PER MUNICIPAL CODE ALONG DILLON RD.
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	2.92 acres
DEFICIT	3.27 acres

FAR DEVELOPMENT ALLOWANCE

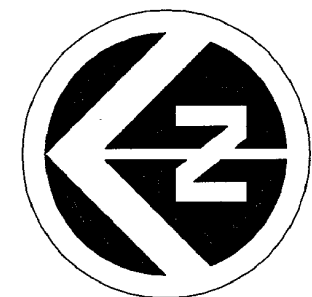
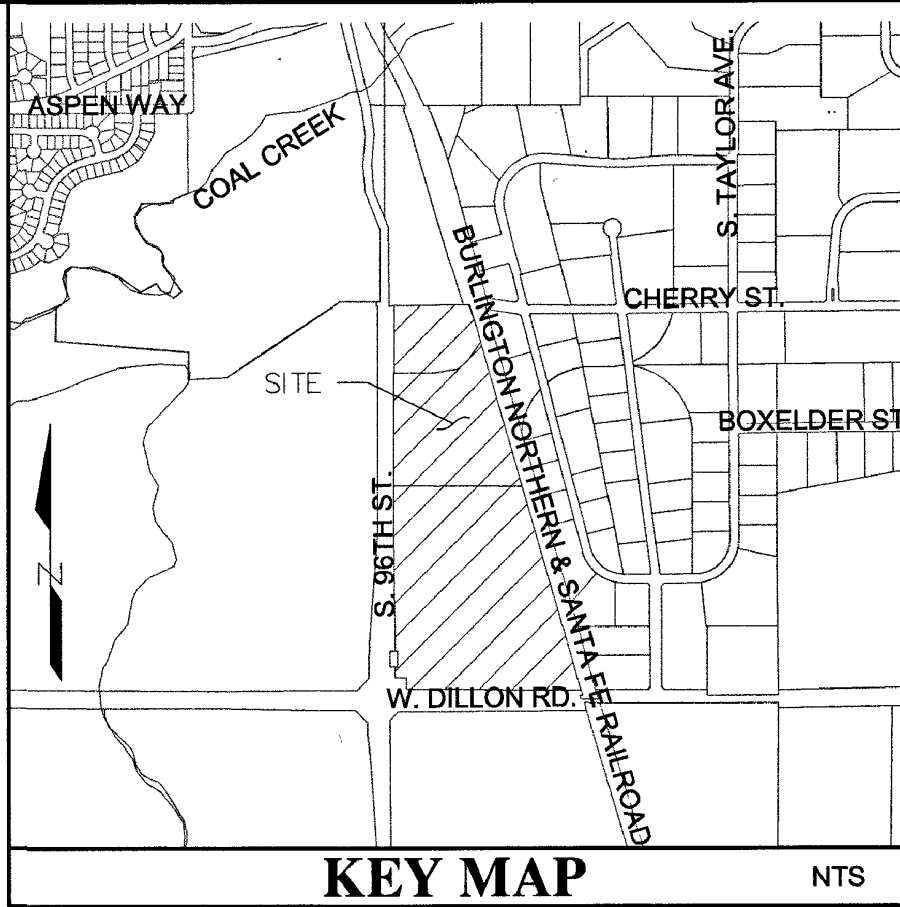
SITE	AREA	FAR	ALLOWED FLOOR AREA	ZONE FLOOR AREA ALLOWANCE
ASCENT COMMUNITY CHURCH/PARCEL	548,862 SF	ZONE 2A = 0.17 FAR ZONE 2B = 0.25 FAR	126,245 SF	ZONE 2A = 26,165 SF ZONE 2B = 100,080 SF
GAMES PARCEL	225,666 SF	ZONE 2C = 0.36	80,000 SF	ZONE 2C = 80,000 SF
ARCHDIOCESE OF DENVER PARCEL	692,500 SF	ZONE 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 =			407,084 SF	

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

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Project Number	2012
Design By: Drawn By:	KMH
Checked By:	KMH
Sheet Number:	2 of 2