

# NORTH PUBLIC MARKET PLANNED UNIT DEVELOPMENT

## LOTS 4 AND 5, BLOCK 2, LAFAYETTE TOWNSITE CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

Architect: Paul Legan  
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Please note: These documents are "instruments of service" for the specific intent of this project at this address. All designs remain property of Aspect Architecture LLC and may not be reused or distributed outside of the project team without written permission.

### CERTIFICATION OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT 210 NORTH PUBLIC, LLC, BEING THE FEE OWNER OF ALL THAT REAL PROPERTY SITUATED IN THE CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED AT LOT 4 & LOT 5, BLOCK 2, LAFAYETTE TOWNSITE LOCATED ION THE NW ¼ SECTION 2, T-1-S, R-69-W OF THE SIXTH P.M., CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, LOTS, OUTLOTS AS SHOWN HEREON AND DESIGNATE THE SAME AS "NAME OF SUBDIVISION," IN THE CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

GRAHAM BAILHACHE, MANAGING MEMBER, 210 NORTH PUBLIC, LLC.

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. BY HEREON, AS \_\_\_\_\_ OF \_\_\_\_\_, OWNER OF THE PROPERTY DESCRIBED

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_

### REVIEW CERTIFICATE

CITY ENGINEER: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATES

THE PLANNED UNIT DEVELOPMENT FOR LOT 4 & LOT 5, BLOCK 2, LAFAYETTE TOWNSITE WAS APPROVED BY THE CITY OF LAFAYETTE PLANNING COMMISSION ON \_\_\_\_\_, 2021 A.D.

DARCIA THOMAS, CHAIRPERSON: \_\_\_\_\_

ATTEST: SECRETARY: \_\_\_\_\_

### CITY COUNCIL CERTIFICATES

THIS PLANNED UNIT DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF LAFAYETTE, COLORADO, THIS DAY OF \_\_\_\_\_, 2022, A.D. FOR FILING WITH THE CLERK AND RECORDER OF BOULDER COUNTY, PROVIDED THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LAFAYETTE FOR THE FINANCING, CONSTRUCTION OR MAINTENANCE OF PUBLIC IMPROVEMENTS ON PROPERTY INTEREST OWNED OR DEDICATED TO THE PUBLIC.

J.D. MANGAT, MAYOR: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF LAFAYETTE.

ATTEST: LYNNETTE BECK, CITY CLERK: \_\_\_\_\_

### CITY ADMINISTRATOR'S CERTIFICATE

I, FRITZ SPRAGUE, CITY ADMINISTRATOR OF THE CITY OF LAFAYETTE, COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL PLANNED UNIT DEVELOPMENT AND IT APPEARS TO BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY.

CITY ADMINISTRATOR: \_\_\_\_\_

ATTEST: LYNNETTE BECK, CITY CLERK: \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D., AND IS RECORDED UNDER RECEPTION # \_\_\_\_\_ FEES PAID \$ \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

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

### SITE DATA

LAND USE: COMMERCIAL  
ZONING: B-1 / LURA (COMMUNITY BUSINESS/LAFAYETTE URBAN RENEWAL AREA)  
CURRENT USE: VACANT, PREVIOUS GAS STATION  
PROPOSED USE: RESTAURANT

### P.U.D. INTENT

The intent of the code modifications are to enable a design that transforms this important corner lot at N Public and Baseline into a vibrant, community and pedestrian-oriented gathering place. The building seeks to act as a northern gateway into the downtown corridor and provide a restaurant and dining use that complements other uses and activities in the urban downtown corridor.

### SITE DATA TABLE

	REQUIRED	PROPOSED
LOT SIZE	--	14,020 SF
BUILDING AREA	N/A	N/A
PARKING/CIRCULATION AREA	N/A	N/A
LOT COVERAGE MAXIMUM	50%	50%
<b>PRINCIPLE STRUCTURE</b>		
FRONT SETBACK	25'	0'
<i>(AS 210 N PUBLIC IS A CORNER LOT, BOTH THE BASELINE AND N. PUBLIC ARE CONSIDERED "FRONT" FOR PURPOSES OF SETBACKS)</i>		
SIDE SETBACK	5'	5'
REAR SETBACK	10'	10'
MAXIMUM HEIGHT	35'	35'
<b>PARKING AREA</b>		
ON-SITE PARKING SPACES	TBD	15
<i>(RESTAURANT USE - 1 SPACE / 150 SF OR 1 SPACE / TABLE)</i>		
ACCESSIBLE SPACES	TBD	1
(1 PER 25)		
EV SPACES	TBD	1
BICYCLE PARKING	N/A	N/A
MANEUVERING AREA	24'	23'
<i>(PARKING STANDARDS - AISLE WIDTH)</i>		
PARKING SPACE LENGTH	19'	17'-6"
<i>(STALL TO CURB)</i>		
PARKING LOT BUFFER AREA	5' WALKWAY / LANDSCAPE AREA	3' WALKWAY
<i>(LOT TO BUILDING)</i>		
<b>LANDSCAPING</b>		
LANDSCAPED AREA	15%	6% <i>(DISPERSED ON SITE)</i>
<i>(GROSS SITE AREA OF LANDSCAPING)</i>		
LANDSCAPED AREA MINIMUM	2,103 SF	841 SF
STREET TREES [SEE §26-19-5(D)(1)] (1/40 LF)	6	6
SITE TREES	2.1	1
<i>(1/1000 SF OF LANDSCAPED AREA)</i>		
SITE SHRUBS	14.02	6
<i>(1/150 SF OF LANDSCAPED AREA)</i>		
PARKING LOT TREES	TBD	1
<i>(1/15 SPACES)</i>		
PARKING LOT SHRUBS	TBD	15
<i>(1/SPACE)</i>		
LANDSCAPING BUFFER	20'	0'
<i>(NONRESIDENTIAL TO RESIDENTIAL USE)</i>		
LANDSCAPING BUFFER (CONT.)	20'	0'
<i>(ARTERIAL LANDSCAPE SETBACK)</i>		

### NOTES

- THIS SITE IS A FORMER GAS STATION SITE THAT HAD 0 SF LANDSCAPED AREA. THIS PLAN WILL PROVIDE 6% LANDSCAPED AREA.
- PUBLIC RIGHT-OF-WAY OR EASEMENT MAY BE REQUIRED AT TIME OF FINAL PLAT.
- LANDSCAPING BUFFER REPLACED BY SITE WALL, SEE DETAIL 6/A1.0.

### SHEET INDEX

A0.0 COVER SHEET  
A1.1 SITE DETAILS



VICINITY MAP

1"=200'

NORTH PUBLIC MARKET

210 N PUBLIC RD.  
LAFAYETTE, CO 80026

P.U.D.



### Revisions

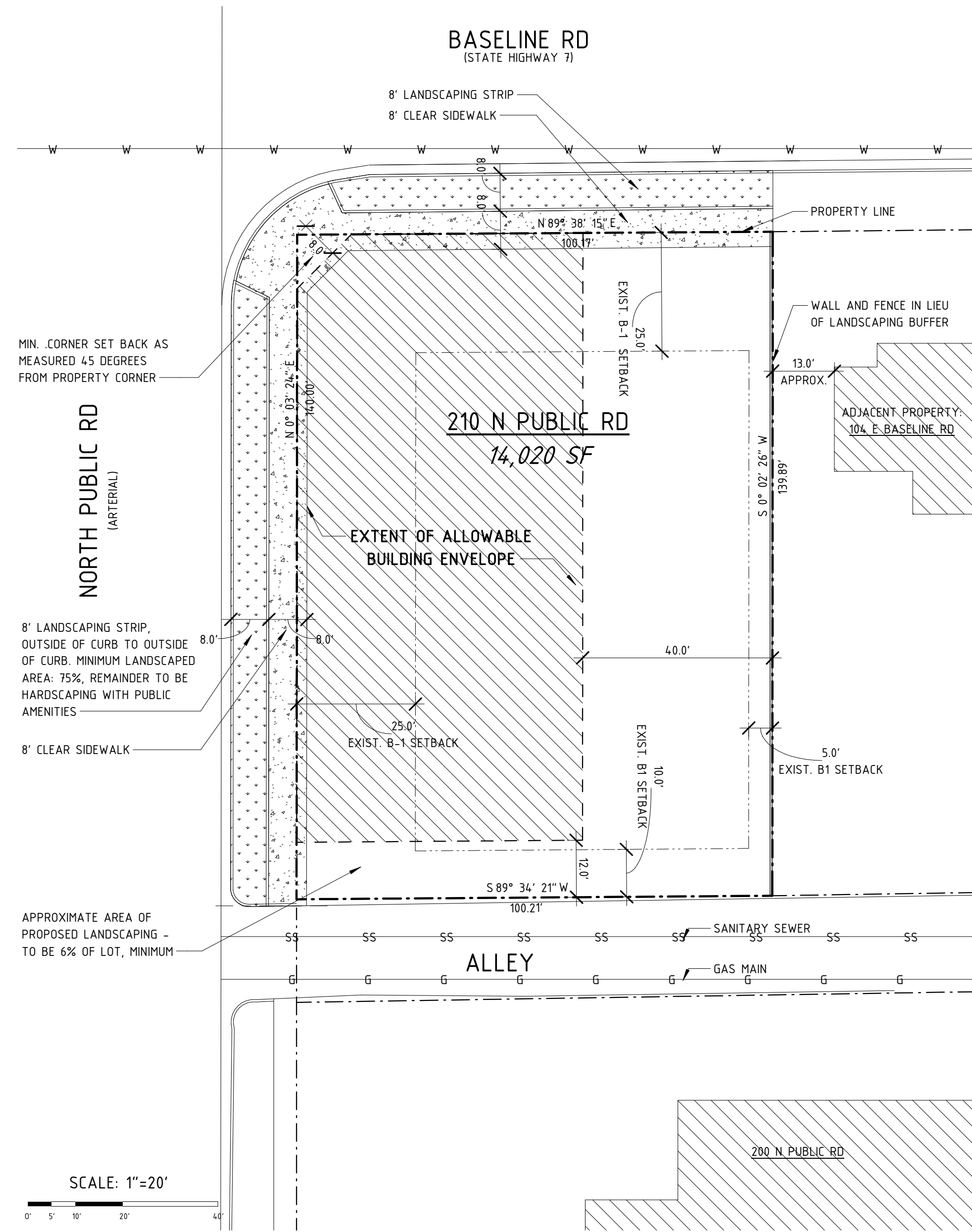
No.	Description	Date

AA Project # 20-2

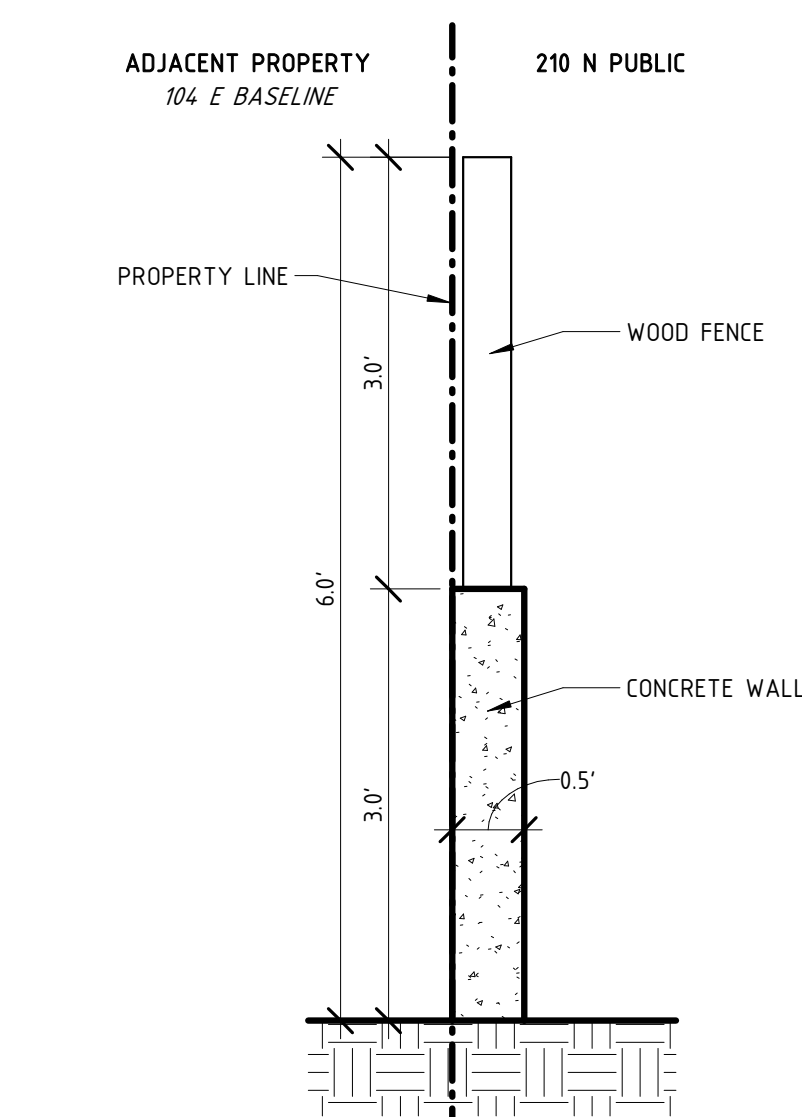
Date 2/2/2022

COVER SHEET

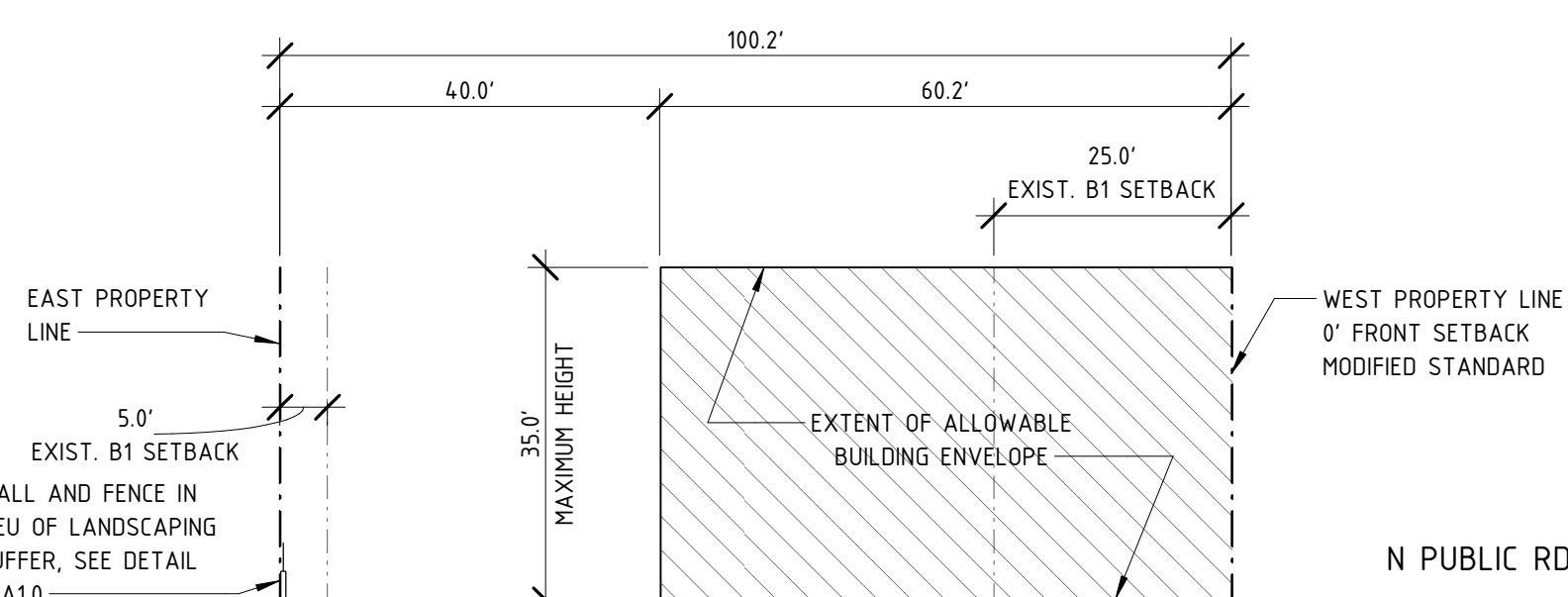
A0.0



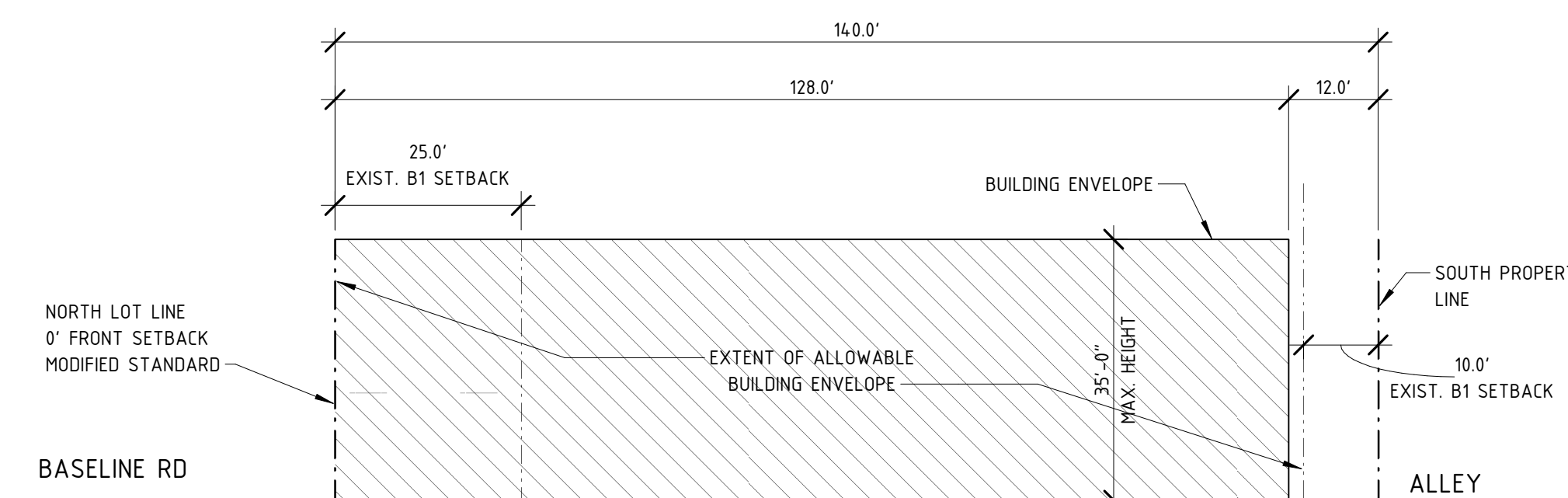
**1 LAND USE DIAGRAM**  
1" = 20'-0"



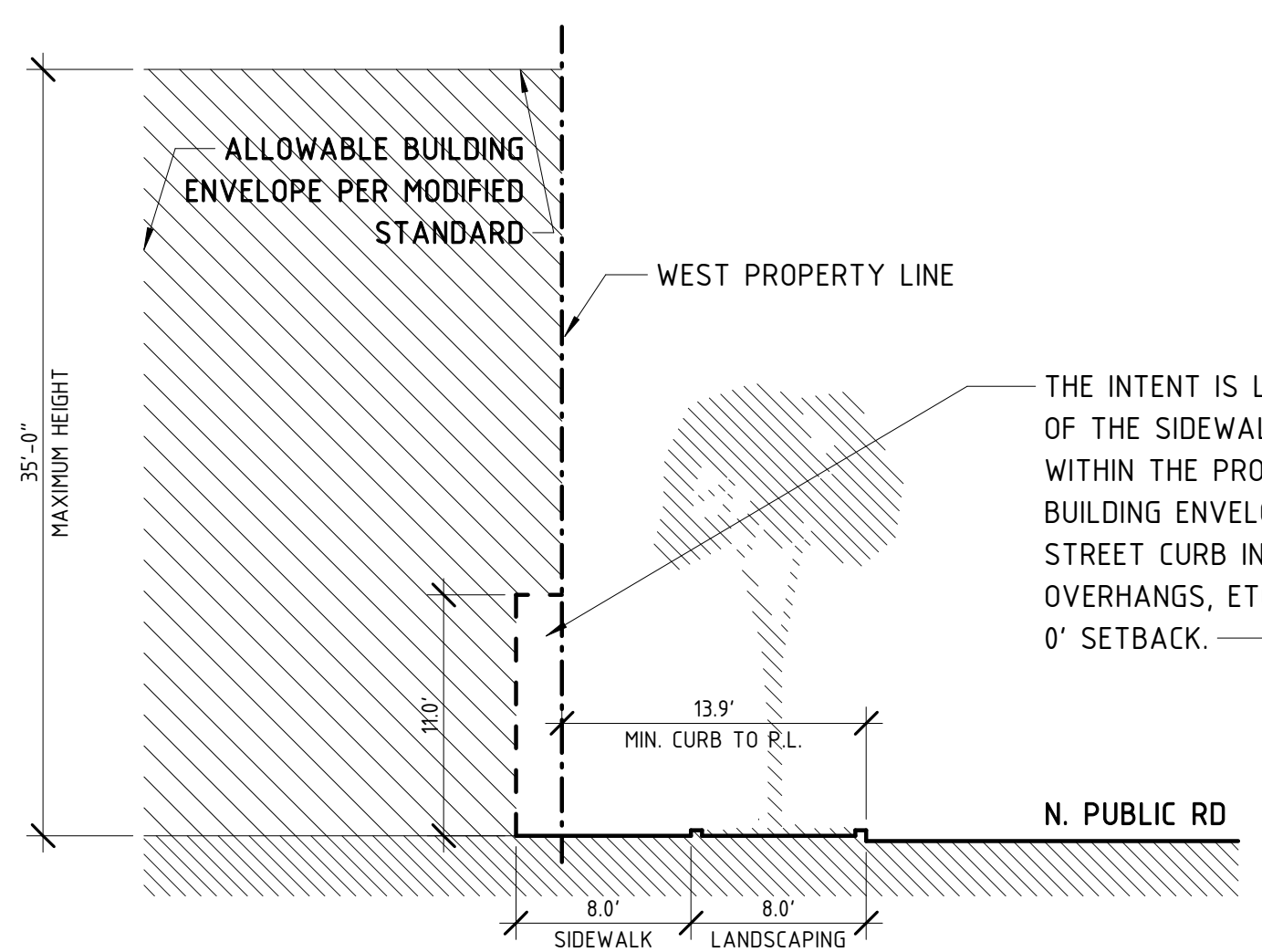
**6 EAST PROPERTY LINE WALL**  
3/4" = 1'-0"



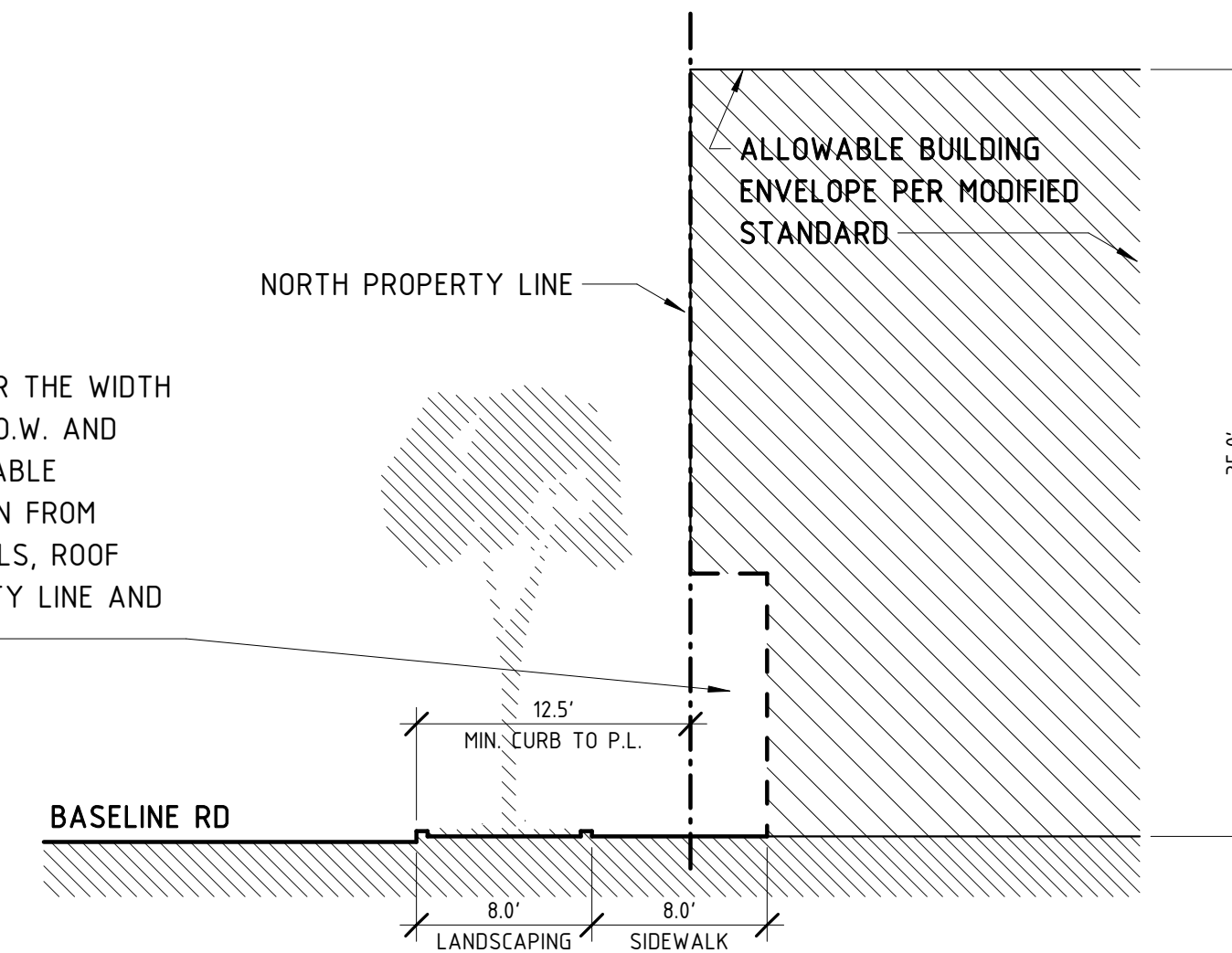
**2 ELEVATION - NORTH**  
1" = 20'-0"



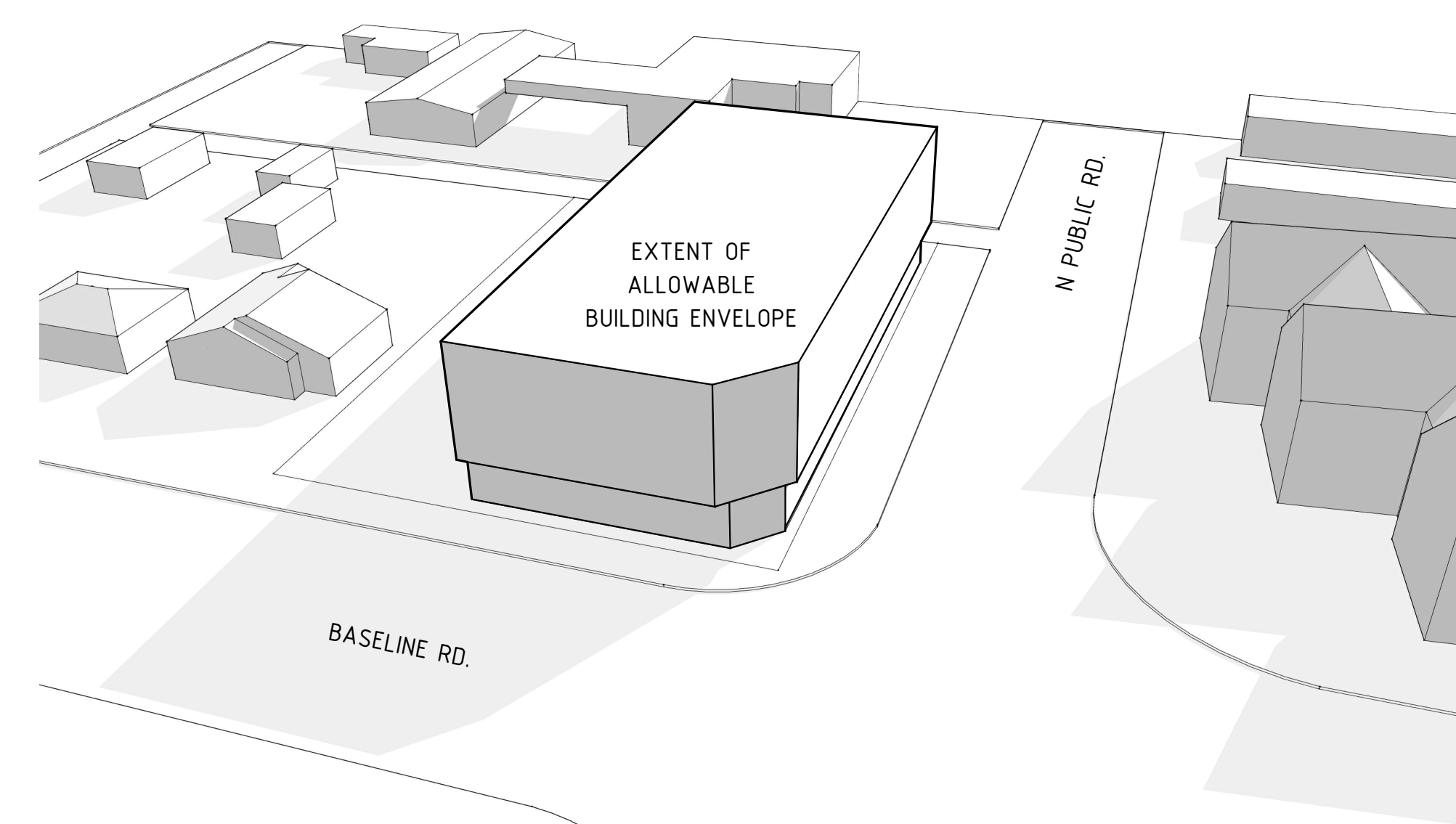
**3 ELEVATION - WEST**  
1" = 20'-0"



**5 NORTH PUBLIC RD R.O.W.**  
1/8" = 1'-0"



**4 BASELINE R.O.W.**  
1/8" = 1'-0"



ENVELOPE MASSING DIAGRAM

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LAFAYETTE, CO 80026

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Revisions		
No.	Description	Date

AA Project # 20-2  
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SITE DETAILS

**A1.0**