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**LAND USE MAP  
AND MATRIX**

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LAND USE MAP AND MATRIX

8.1

CONTENTS

**AURORA CROSSROADS**  
 MASTER PLAN - LAND USE MAP  
 CITY OF AURORA, COLORADO

Owner:

WESTSIDE INVESTMENT PARTNERS, INC.  
 4100 EAST MISSISSIPPI AVENUE, SUITE 500  
 DENVER, CO 80246

**NOT FOR CONSTRUCTION**

Issue Date  
 Nov. 25, 2020

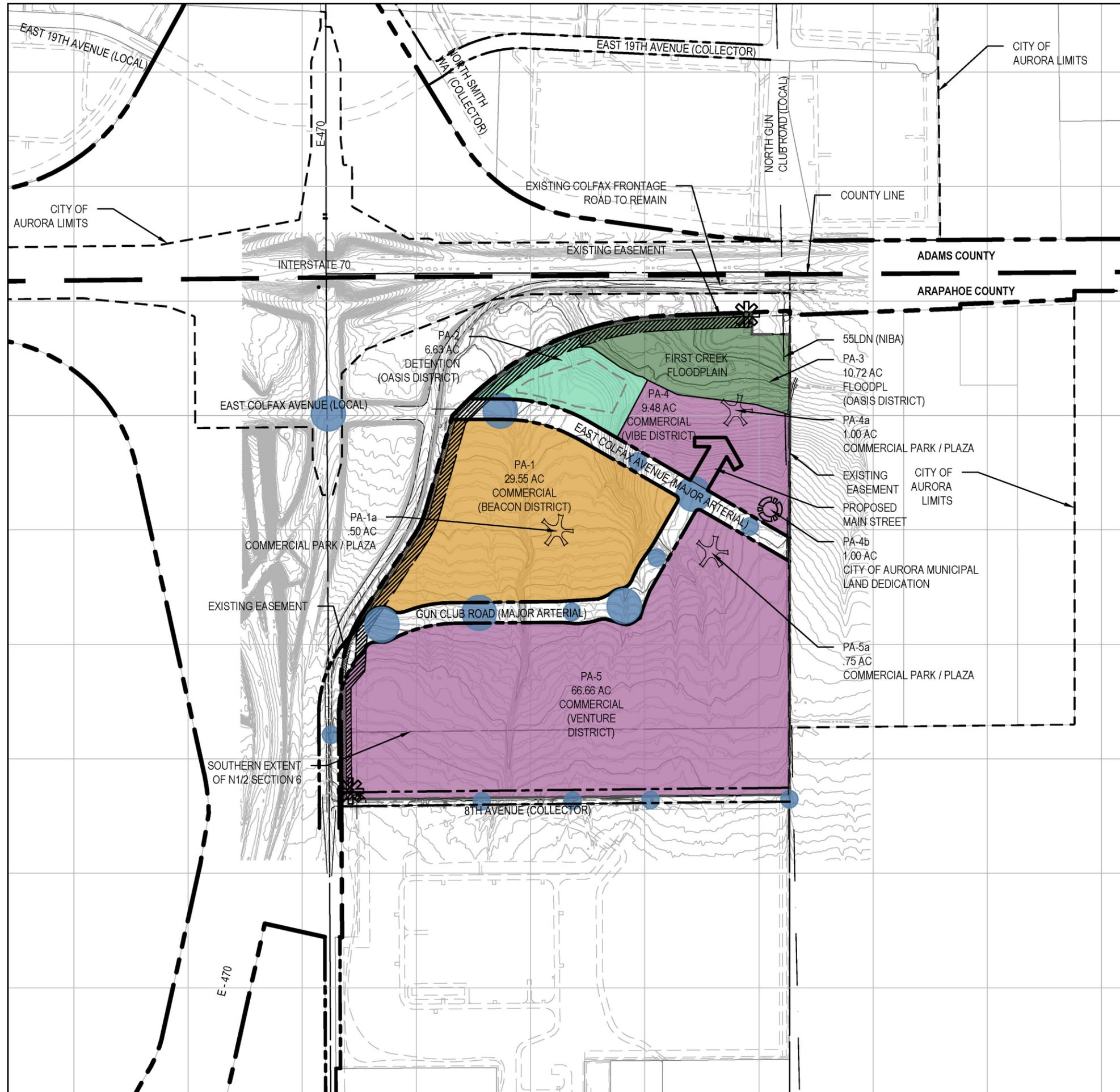
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Sheet Title

**LAND USE PLAN**

Sheet Number

**1 OF 1**

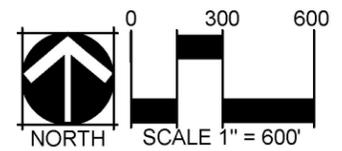


**LEGEND**

- PROPERTY LINE
- COLLECTOR
- MAJOR ARTERIAL
- E-470 AND INTERSTATE 70
- CITY OF AURORA LIMITS
- COUNTY BOUNDARY
- 55LDN (NIBA)
- 24 HOUR DETENTION EXTENTS
- COMMERCIAL, HOSPITAL/MEDICAL OFFICE BUILDING USE
- COMMERCIAL, RETAIL AND OFFICE USE
- FLOODPL
- DETENTION
- PROPOSED AURORA WATER EASEMENT
- EXISTING EASEMENT
- POTENTIAL ACCESS LOCATIONS
- PROPOSED MAIN STREET
- COMMERCIAL PARK / PLAZA
- CITY OF AURORA MUNICIPAL LAND DEDICATION
- POTENTIAL LARGE SCALE MONUMENT LOCATION

**NOTES:**

1. TOPOGRAPHY SHOWN AS 1' CONTOURS
2. PROPERTY IS LOCATED IN ARAPAHOE COUNTY
3. POTENTIAL ACCESS POINTS AND INTERNAL ROAD CONNECTIONS ARE SUBJECT TO CHANGE WITHOUT NECESSITATING MASTER PLAN AMENDMENTS. ADDITIONAL INTERNAL ROADS OR ROAD-LIKE CONNECTIONS MAY BE PERMITTED AT TIME OF SITE PLAN.
4. REFER TO THE PUBLIC IMPROVEMENTS PLAN FOR DETAIL ON DEVELOPER COMMITMENTS RELATED TO STREET CONFIGURATIONS, WIDTHS, OVERPASSES, ETC.
3. THE ENTIRE SITE FALLS UNDER THE BUCKLEY AIR FORCE AIRPORT LDN INFLUENCE AREA.
4. DEDICATED BIKE LANES WILL BE PROVIDED WITHIN THE RIGHT OF WAY ALONG GUN CLUB ROAD AND E. COLFAX AVENUE.



CHECKED BY: DR. AW  
 DRAWN BY: AW, MR  
 FILENAME:

AURORA CROSSROADS MASTER PLAN FORM D

November 25th, 2020

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Acres in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Detail and Comments
1. Flood Plain Areas & Detention	PA-2	DETENTION	6.63	N/A	N/A	N/A	N/A
	PA-3	FLOODPL	10.72	100 year flood plain	N/A	N/A	N/A
2. Required Land Dedication Area for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-4b	MUNICIPAL	1.00	1 acre per annexation agreement, refer to exhibit B	N/A	N/A	N/A
3. Development Areas Subzone: Mixed-Use Regional	PA-1	COMMERCIAL	29.55	N/A	N/A	N/A	N/A
	PA-1a	COMMERCIAL PARK	0.50	~2% of the gross commercial acreage per annexation agreement	N/A	N/A	Constructed by Developer/Metro District and maintained by BOA or Metro District.
	PA-4	COMMERCIAL	9.48	N/A	N/A	N/A	N/A
	PA-4a	COMMERCIAL PARK	1.00	~2% of the gross commercial acreage per annexation agreement	N/A	N/A	Constructed by Developer/Metro District and maintained by BOA or Metro District.
	PA-5	COMMERCIAL	66.66	N/A	N/A	N/A	N/A
	PA-5a	COMMERCIAL PARK	0.75	~2% of the gross commercial acreage per annexation agreement	N/A	N/A	Constructed by Developer/Metro District and maintained by BOA or Metro District.
4. Total Map Acreage			139.25	N/A	N/A	N/A	N/A
5. Less Arterial ROW Acreage			15.34	N/A	N/A	N/A	N/A
6. Applicant's Acreage Listed in Application			123.91	N/A	N/A	N/A	N/A
7. Total Flood Plain Acreage			6.63	N/A	N/A	N/A	N/A
8. Total Adjusted Gross FDP Acreage			117.28	N/A	N/A	N/A	N/A

A. Land Use Item	D. Gross Land Acres in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Detail and Comments
9. Total SFD Planning Areas	0	2.65 persons per unit	N/A	N/A	N/A
10. Total SFA Planning Areas	0	2.2 persons per unit	N/A	N/A	N/A
11. Total MF Planning Areas	0	2.2 persons per unit	N/A	N/A	N/A
12. Total Residential	0	N/A	N/A	N/A	N/A
13. Check for Average Residential Density in Subzone	N/A	5 DU/AC	N/A	N/A	N/A
14. Small Lot Total	N/A	N/A	N/A	N/A	N/A
16. Total Retail Planning Areas	9.48	N/A	N/A	N/A	N/A
17. Total Office Planning Areas	66.66	N/A	N/A	N/A	N/A
18. Total Industrial Planning Areas	0.00	N/A	N/A	N/A	N/A
19. Total Mixed Commercial Planning Areas	29.55	N/A	N/A	N/A	N/A
20. Total Commercial	105.69	N/A	N/A	N/A	N/A
21. Total Neighborhood Park Land	0	3.0 ACRES/1000 people	N/A	N/A	Required Land Dedication: 0 Provided Land Dedication: 0
22. Total Community Park Land	0	1.1 ACRES/1000 people	N/A	N/A	Required Land Dedication: 0 Provided Land Dedication: 0
23. Total Open Space Land	0	7.8 ACRES/1000 people	N/A	N/A	Required Land Dedication: 0 Provided Land Dedication: 0
24. Public Use Land	1.00	1 acre per annexation agreement, refer to exhibit B	N/A	N/A	Required Land Dedication: 1 Provided Land Dedication: 1
25. Total Park and Open Space Land	0.00	Per annexation agreement, refer to exhibit B	N/A	N/A	Required Land Dedication: 0 Provided Land Dedication: 0

Notes:

1) THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

2) WHELEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY ¼ SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO ENSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7636 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD\_OEM@AURORAGOV.ORG.

3) IN THE EVENT THAT FUTURE MULTI-FAMILY OR MIXED-USE DEVELOPMENT WITH RESIDENTIAL USES ARE DESIRED FOR THE SITE, THE MASTER PLAN WILL BE AMENDED.

4) 2.25 ACRES ARE PROVIDED AS PRIVATELY MAINTAINED COMMERCIAL PARKS PER ANNEXATION AGREEMENT. 1 ACRE IS PROVIDED AS PUBLIC LAND DEDICATION FOR A CITY OF AURORA FIRE STATION.

## Standard Master Plan Notes

1. On-Site and Off-Site Infrastructure Requirements for General Development and Master Plans: The Developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and City ordinances.
2. Whelen Warning System Requirements: The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the whelen siren system. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 db and is typically spaced one siren per square mile. In newly annexed/developing areas of the City, sirens should be sited on every ½ section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage. The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to insure that coordinated coverage is provided on a system-wide basis. For specific questions, the Office of Emergency Management can be reached at 303-739-7636 (phone), 303-326-8986 (fax), or (email) [afd\\_oem@auroragov.org](mailto:afd_oem@auroragov.org).
3. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Site Plan.
4. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
5. Archaeological finds. The owner, developer and/or contractors will notify the City if archaeological artifacts are uncovered during construction.
6. Parks. Neighborhood park play areas should not exceed 3 percent maximum finished grades.
7. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
8. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
9. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as required by the City. The developer shall provide emergency crossings that meet all City standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
10. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.
11. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in UDO Section 4.7 of the Zoning Code or equal in the UDO apply to this Master Plan. Where the standards outlined in UDO Section 4.7 conflict with standards within this Master Plan, the more restrictive shall apply.
12. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.
13. Master Plan Waivers. Except for the waivers listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all City code requirements.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion)

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