

Form F-1: Urban Design Standards Matrix

<i>Special Urban Design Feature</i>	<i>Brief Description of the Feature</i>	<i>Location of the Standards in Application Package</i>
1. Entry Monumentation	Monumentation will be placed on the northwest corner of the RV Storage site. It will feature a contemporary design with a cream colored background and black text. Lettering will include "E-470 Storage at Jewell".	See Urban Design Exhibits Page 3
2. Retaining Walls	None	N/A
3. Fence and Privacy Walls	Perimeter fencing around the storage sites will be a cedar fence with masonry columns.	See Urban Design Exhibits Page 1
4. Lighting Standards	Pole mounted lights will be used throughout the storage lot and shall be no taller than 25' in height	See Urban Design Exhibits Page 2
5. Paving Standards	All hard-surfaced drives will conform to the City of Aurora paving standards.	N/A
6. Street Furniture Standards	None	N/A
7. Signage Standards	Standards will be used based on the City's sign code and will be adopted.	See Urban Design Sign Exhibits
8. Special Neighborhood Concepts	N/A	N/A
9. Special Facilities and Structures Such as Clubhouses and Recreational Facilities	None	N/A
10. Other	None	N/A

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1. SITE PLANNING CRITERIA

A. Maximum building coverage within the APZ shall be 25% of the gross area of the project. Maximum building coverage outside the APZ shall be 55%.

B. Building setbacks shall be as follows:

- ❖ 25' setback east and west
- ❖ 10' side setback north and south
- ❖ Setbacks are minimums and are not applicable to signs or retaining walls
- ❖ All setbacks are measured from property lines

2. WALLS, FENCES, AND RETAINING WALLS

A. All fencing and gates shall be constructed of a cedar wall with masonry columns (six feet) and shall be maintained in good repair at all times. Masonry columns are to be placed every 60 feet and at all corners for street-adjacent fencing. Fences shall have a top rail if constructed of wood.

B. Screening shall be constructed using materials that compliment other site features.

3. TRASH ENCLOSURES

A. All outdoor trash collection areas must be screened from entryways and common areas.

B. Trash collection areas shall be constructed on three sides by masonry or stucco walls six feet in height and the fourth side shall use ornamental gates similar to the fence requirements.



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4. LIGHTING

- A. Lighting shall be designed so as not to cast or shine light onto adjacent properties or streets.
- B. Lighting shall be LED and shall provide glare-free and full cut-off illumination.
- C. All storage parking area fixtures will be architectural in style and pole mounted no more than 25 feet in height.

5. SIGNAGE

- A. All signage shall be approved by the ARC prior to its construction or installation.
- B. Non-approved signage shall be removed or approved within 21 days of notification from the ARC.
- C. Signage shall complement the entry monument sign and be similar in design.

6. OUTDOOR STORAGE

- A. Outdoor storage is an approved use for areas within the APZ. The site will be an outdoor RV storage facility. Outdoor storage facilities shall be screened with berming and landscaping in a manner that minimalizes the visual impact from adjacent streets.
- B. The berm shall be at least four feet high with now more than a 4:1 slope. Berms must be seeded to native grasses and properly maintained. Landscaping berms can be used to aid in the screening of the site and must follow the landscape requirements from Tab #11.
- C. Fencing can be used in conjunction with the berm if it is used as screening and should follow fencing requirements.



168"

E-470 STORAGE
AT JEWELL

36"

12"

24"

