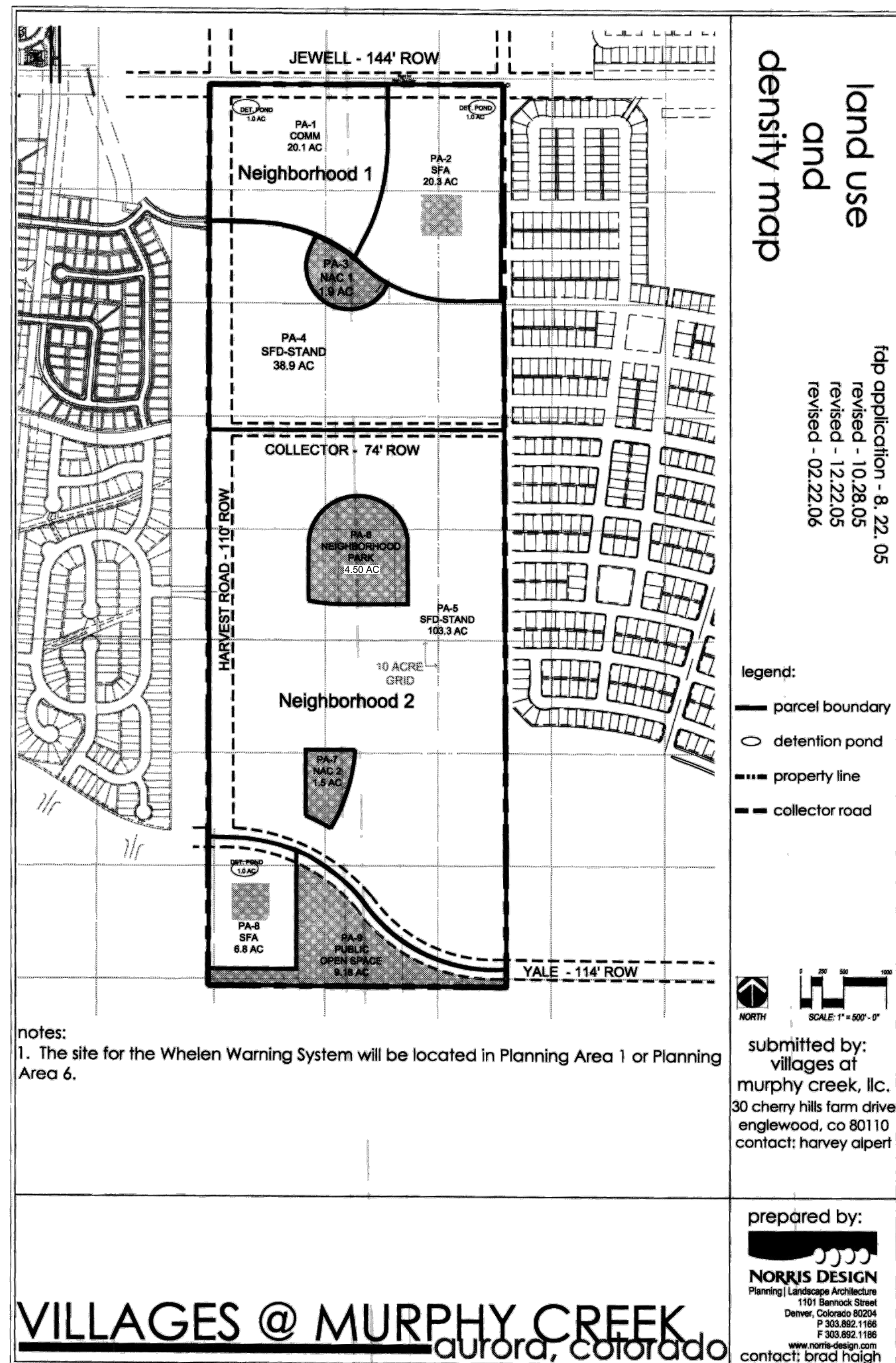


# Villages at Murphy Creek: Framework Development Plan

## CITY OF AURORA

### DESIGN STANDARDS

Land Use Map



Form D: Land Use Map Matrix

A. Land Use Item	B. Planning Area Number	C. Map Area Code	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in DUs or SF)	G. Actual Proposed Maximum Density (in DUs or SF)	H. Details and Comments (Include phase number or triggering event)
1. Flood Plain Areas							
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-3	NAC 1	1.90	3 AC / 1000 RESIDENTS	N/A	N/A	NAC 1 - PUBLIC GATHERING AREA AND OPEN PLAY FIELD
	PA-6	NEIGHBORHOOD PARK	4.50	3.8 AC / 1000 RESIDENTS	N/A	N/A	PHASE 10, PRIOR TO 75° C.O.
	PA-7	NAC 2	1.50	3.8 AC / 1000 RESIDENTS	N/A	N/A	PHASE 10, PRIOR TO 75° C.O.
3. Development Areas							
Subzone NE-RMED	PA-8	OPEN SPACE	5.18 (net)	3 AC/1000 RESIDENTS	N/A	N/A	PHASE 23, PRIOR TO 400° C.O.
	PA-4	SFD-STAND	38.9	12 DU/AC	243 DUs	156 DUs	PHASE 34, PRIOR TO 550° C.O.
	PA-5	SFD-STAND	105.00	8 DU/AC	826 DUs	446 DUs	VILLAGES AT MURPHY CREEK WILL BE PERMITTED TO HAVE 199 SMALL LOTS. THIS NUMBER IS BASED OFF OF 35% OF THE TOTAL SFD LOTS. NO MORE THAN 100 SMALL LOTS MAY BE LOCATED IN ONE AREA.
	PA-9	SFA	6.80	11 DU/AC	75 DUs	74 DUs	VILLAGES AT MURPHY CREEK WILL BE PERMITTED TO HAVE 199 SMALL LOTS. THIS NUMBER IS BASED OFF OF 35% OF THE TOTAL SFD LOTS. NO MORE THAN 100 SMALL LOTS MAY BE LOCATED IN ONE AREA.
4. Total Map Acreage (Total Square Above)			208.0				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)			208.0				
7. Total Flood Plain Acreage			0.0				
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)			208.0				

A. Land Use Item	B. Gross Land Area in Acres	C. Land Use Formula	D. Maximum Potential Density by Code	E. Actual Proposed Density	F. Details and Comments (Include phase number or triggering event)
9. Total SFD planning areas	138.9	2.65 persons per unit	373 DUs	373 DUs	ESTIMATED 150 RESIDENTS
10. Total SFA planning areas	27.1	2.2 persons per unit	318 DUs	230 DUs	ESTIMATED 506 RESIDENTS
11. Total MF planning areas	0.0	2.2 persons per unit	N/A	N/A	
12. Total residential	166.0		1040 DUs	600 DUs	2016 ESTIMATED RESIDENTS
13. Check for average residential density in each subzone		5 DUs per acre x Line 8	1040 DUs	600 DUs	TOTAL NUMBER OF PROPOSED DWELLING UNITS IS WITHIN THE ALLOWABLE FDP MAXIMUM
14. Check for maximum allowable number of multifamily units in each subzone		Line 13E x 30%	312 DUs	0	TOTAL NUMBER OF PROPOSED MULTI-FAMILY UNITS IS WITHIN THE ALLOWABLE FDP MAXIMUM
15. Total retail planning areas	N/A				
16. Total office planning areas	N/A				
17. Total industrial planning areas	N/A				
18. Total mixed commercial areas	N/A				
19. Total commercial	20.1				
20. Total neighborhood parks	6.08	3.0 acres/1000 residents			THE CITY REQUIREMENT IS 6.08 AC. THE REMAINING .03 AC PROVIDED WILL COUNT TOWARDS OPEN SPACE CREDIT.
21. Total community parks	0.0	1.1 acres/1000 residents			THE CITY REQUIREMENT IS 1.22 AC. COMMUNITY PARK LAND WILL BE DEDICATED CASH-IN-LIEU AT TIME OF FIRST SUBDIVISION PLATTING. FINAL ACREAGE WILL BE BASED ON AN ADJUSTED LOT COUNT AT CSP, WHICH COULD POTENTIALLY BE LOWER THAN THAT APPROVED WITHIN THE FDP.
22. Total other open space including trail corridors, loop parks, greenbelts, and special recreational sites (exclusive of flood plain)	15.92	METRO DISTRICT STANDARDS = 7.5 ACRES/1000 RESIDENTS			THE CITY REQUIREMENT IS 15.72 AC.
23. Total open space	21.77				THE CITY REQUIREMENT IS 23.99 AC. INCLUDING 2.22 AC OF COMMUNITY PARK SATISFIED WITH CASH-IN-LIEU PAYMENT. THE TOTAL PARK AND OPEN SPACE LAND DEDICATION IS 23.99 AC.

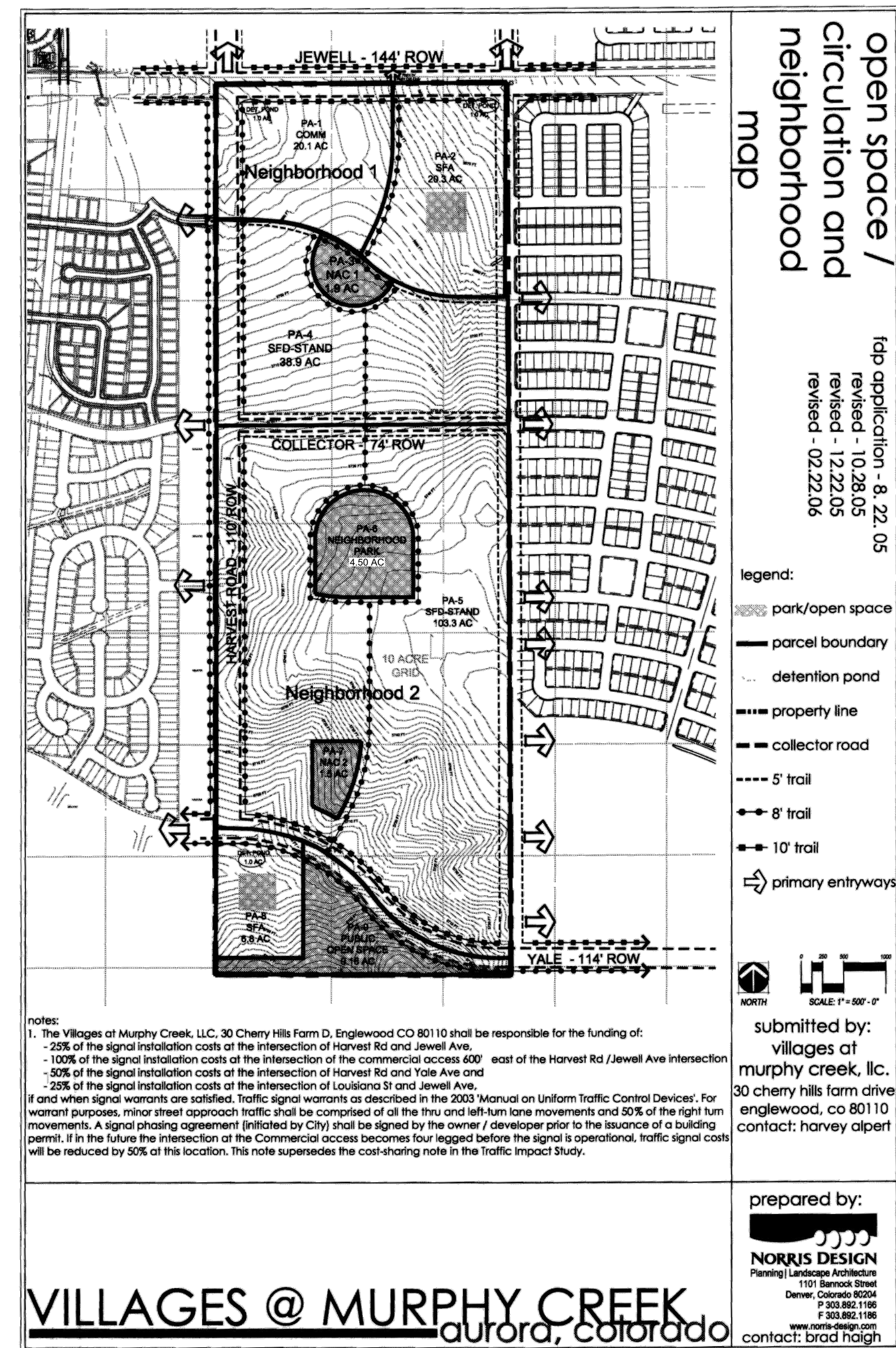
Form J: Parks and Open Space Inventory and Phasing Approval Form

A. Planning Area Designation (Or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Phasing Plan and Trigger for Each Phase
NAC-1 (PA-3)	Outdoor public gathering/ picnic shelter and open play field (Please refer to the Design Standards for the required elements of this design)	1.90	1.90	HOA/Metro District	To be built prior to 75° C.O.
NAC-2 (PA-7)	Outdoor public gathering / picnic shelter and open play field (Please refer to the Design Standards for the required elements of this design)	1.50	1.50	HOA/Metro District	To be built prior to 400° C.O.
Neighborhood Park (PA-6)	Outdoor public gathering area, open play fields, playground and picnic shelters (Please refer to the Design Standards for the required elements of the park)	4.50	4.50	THE CENTRAL PARK WILL BE PRIVATELY OWNED, MAINTAINED, AND CONSTRUCTED.	TO BE CONSTRUCTED WITH PHASE 4 OF PA-5
O.S. (PA-9)	Park and Open Space adjacent to SFA parcel with regional trail and community connector regional trail and community connector	9.18	9.18	COA will be responsible for construction and maintenance	To be determined.
O.S. (PA-2)	Pocket park located within SFA parcel	1.26	1.26	HOA/Metro District	To be built prior to build-out of SFA parcel
O.S. (PA-8)	Pocket park located within SFA parcel	1.85	1.85	HOA/Metro District	To be built prior to build-out of SFA parcel
O.S. (PA-6)	Open Space located within PA-6	.03	.03	COA will be responsible for construction and maintenance.	To be determined.
Community Park	Cash-in-lieu of land dedication	2.22	2.22	-	Cash-in-lieu
TOTAL		22.44	22.44		

Director of Parks and Open Space  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Library and Recreation Services  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Open Space / Circulation and Neighborhood Map



AMENDMENT BLOCK

AMENDMENT BLOCK	DATE:
1. UPDATED TO REFLECT MASTER DRAINAGE PLAN / STUDY AND REFORMAT THE PUBLIC IMPROVEMENT PLAN NARRATIVE INFRASTRUCTURE REQUIREMENTS BY PLANNING AREA.	02/05/2021
2. UPDATED TO INCORPORATE CHANNEL IMPROVEMENTS TO HARVEST GULCH, REALLOCATE THE NEIGHBORHOOD PARK OWNERSHIP, AND EXPAND UPON THE PUBLIC IMPROVEMENT PLAN NARRATIVE STORM DRAINAGE REQUIREMENTS BY PLANNING AREA.	08/10/2022