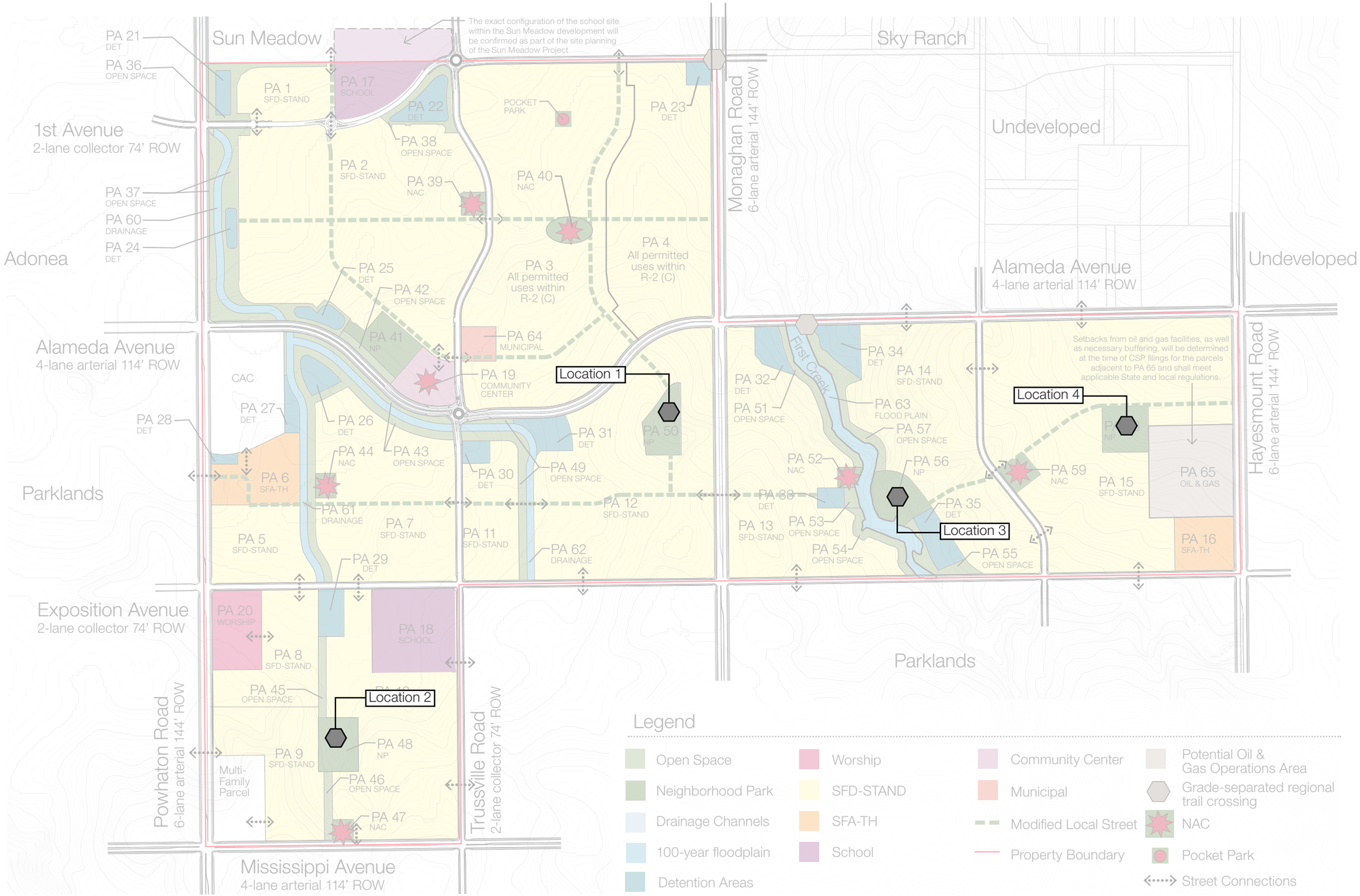
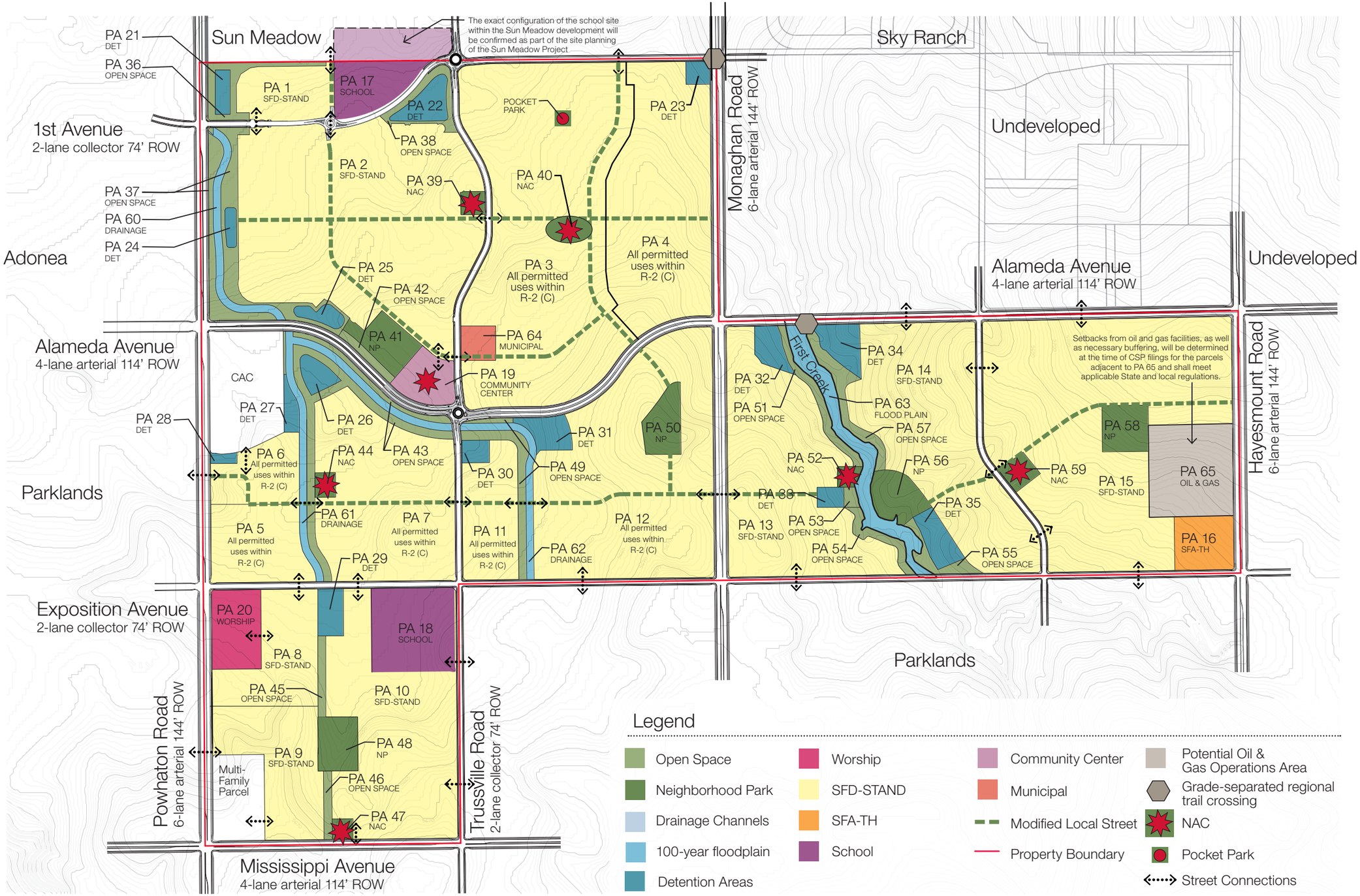
Public Art Plan



Note: The grade-separated regional trail crossing at 1st & Monaghan will be cost shared with three adjacent property owners.

FDP - Land Use Map, Matrix and Standard Notes



Note: The grade-separated regional trail crossing at 1st & Monaghan will be cost shared with three adjacent property owners.

FDP - Form D Land Use Map Matrix

LAND USE ITEM	PLANNING AREA MAP NUMBER	MAP AREA CODE	GROSS LAND AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE	PROPOSED DENSITY	PROPOSED UNITS	PHASING DETAILS AND COMMENTS
1. Flood Plain Areas, Detention Areas & Wetland Areas	PA-63	FLOODPL	10.6	1.0%	100 year floodplain	N/A	N/A	N/A	
	PA-21	DET	1.5	0.1%	N/A	N/A	N/A	N/A	
	PA-22	DET	3.6	0.3%	N/A	N/A	N/A	N/A	
	PA-23	DET	3.7	0.3%	N/A	N/A	N/A	N/A	
	PA-24	DET	1.0	0.1%	N/A	N/A	N/A	N/A	
	PA-25	DET	1.7	0.2%	N/A	N/A	N/A	N/A	
	PA-26	DET	2.2	0.2%	N/A	N/A	N/A	N/A	
	PA-27	DET	1.5	0.1%	N/A	N/A	N/A	N/A	
	PA-28	DET	0.6	0.1%	N/A	N/A	N/A	N/A	
	PA-29	DET	3.1	0.3%	N/A	N/A	N/A	N/A	
	PA-30	DET	1.6	0.1%	N/A	N/A	N/A	N/A	
	PA-31	DET	4.0	0.4%	N/A	N/A	N/A	N/A	
	PA-32	DET	3.1	0.3%	N/A	N/A	N/A	N/A	
	PA-33	DET	1.3	0.1%	N/A	N/A	N/A	N/A	
	PA-34	DET	4.5	0.4%	N/A	N/A	N/A	N/A	
	PA-35	DET	3.6	0.3%	N/A	N/A	N/A	N/A	
	PA-60	DRAINAGE	4.7	0.4%	N/A	N/A	N/A	N/A	
	PA-61	DRAINAGE	7.9	0.7%	N/A	N/A	N/A	N/A	
	PA-62	DRAINAGE	4.1	0.4%	N/A	N/A	N/A	N/A	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	PA-41	NBHD PARKS	5.7	0.5%	3 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-48	NBHD PARKS	5.1	0.5%	3 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-50	NBHD PARKS	5.5	0.5%	3 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-56	NBHD PARKS	5.3	0.5%	3 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-58	NBHD PARKS	5.0	0.5%	3 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-36	OPEN SPACE	4.9	0.5%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-37	OPEN SPACE	16.8	1.6%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-38	OPEN SPACE	2.6	0.2%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-42	OPEN SPACE	2.2	0.2%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-43	OPEN SPACE	13.4	1.3%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-45	OPEN SPACE	1.5	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-46	OPEN SPACE	1.4	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-49	OPEN SPACE	4.5	0.4%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-51	OPEN SPACE	3.1	0.3%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-53	OPEN SPACE	0.6	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-54	OPEN SPACE	2.2	0.2%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-55	OPEN SPACE	2.5	0.2%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-57	OPEN SPACE	5.3	0.5%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-19	NAC	7.4	0.7%	N/A	N/A	N/A	N/A	Community Center area. Included as a NAC, but acreage not counted toward open space total.
	PA-39	NAC	1.3	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	

FDP - Form D Land Use Map Matrix

LAND USE ITEM	PLANNING AREA MAP NUMBER	MAP AREA CODE	GROSS LAND AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE	PROPOSED DENSITY	PROPOSED UNITS	PHASING DETAILS AND COMMENTS
	PA-40	NAC	1.3	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	Included as a NAC, but acreage not counted toward open space total.
	PA-44	NAC	1.9	0.2%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-47	NAC	1.2	0.1%	N/A	N/A	N/A	N/A	Includes small retail facility and therefore this acreage is not counted toward open space requirements.
	PA-52	NAC	1.0	0.1%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-59	NAC	2.2	0.2%	7.8 acres per 1,000 resident population	N/A	N/A	N/A	
	PA-17	SCHOOL	10.0	0.9%	Based upon Aurora PS calculations	N/A	N/A	N/A	This school site would be shared with property to the north.
	PA-18	SCHOOL	18.1	1.7%	Based upon Aurora PS calculations	N/A	N/A	N/A	
	PA-20	WORSHIP	11.4	1.1%	N/A	N/A	N/A	N/A	
	PA-64	MUNICIPAL	2.8	0.3%	N/A	N/A	N/A	N/A	Anticipated Fire Station Location.
	PA-65	IND-Oil/Gas	19.8	1.8%	N/A	N/A	N/A	N/A	
3. Development Areas - Subzone: Northeast Plains District - Medium	PA-1	SFD-STAND	12.6	1.2%	8.0 DU / AC	101 DU	3.6 DU / AC	41 DU	
	PA-2	SFD-STAND	107.8	10.1%	8.0 DU / AC	862 DU	3.6 DU / AC	457 DU	
	PA-3	All permitted uses within R-2 (C)	116.2	10.8	8.0 DU / AC	930 DU	4.4 DU / AC	511 DU	
	PA-5	All permitted uses within R-2 (C)	15.5	1.4%	8.0 DU / AC	124 DU	6.7 DU / AC	104 DU	
	PA-7	All permitted uses within R-2 (C)	51.5	4.8%	8.0 DU / AC	412 DU	3.7 DU / AC	193 DU	
	PA-8	SFD-STAND	21.8	2.0%	8.0 DU / AC	174 DU	1.9 DU / AC	42 DU	
	PA-9	SFD-STAND	24.4	2.3%	8.0 DU / AC	195 DU	2.0 DU / AC	50 DU	
	PA-10	SFD-STAND	55.4	5.2%	8.0 DU / AC	443 DU	3.6 DU / AC	200 DU	
	PA-11	All permitted uses within R-2 (C)	23.1	2.2%	8.0 DU / AC	185 DU	3.5 DU / AC	81 DU	
	PA-12	All permitted uses within R-2 (C)	83.4	7.8%	8.0 DU / AC	667 DU	3.2 DU / AC	269 DU	
	PA-13	SFD-STAND	64.5	6.0%	8.0 DU / AC	516 DU	3.0 DU / AC	195 DU	
	PA-14	SFD-STAND	64.0	6.0%	8.0 DU / AC	512 DU	3.0 DU / AC	195 DU	
	PA-15	SFD-STAND	111.3	10.4%	8.0 DU / AC	890 DU	3.1 DU / AC	345 DU	
	PA-4	All permitted uses within R-2 (C)	62.0	5.8%	8.0 DU / AC	496 DU	4.5 DU / AC	250 DU	
	PA-6	All permitted uses within R-2 (C)	18.4	1.7%	8.0 DU / AC	202 DU	5.2 DU / AC	96 DU	
	PA-16	SFA-TH	8.9	0.8%	11.0 DU / AC	98 DU	8.4 DU / AC	75 DU	
4. Total Map Acreage (Total Figures Above)			1071.1						
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			37.5						
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			1033.6						
7. Total Flood Plain Acreage			10.6						
8. Total Adjusted Gross FDP Acreage (Line 4 minus Line 7)			1060.5						

FDP - Form D Land Use Map Matrix

A. LAND USE ITEM	D. GROSS LAND USE AREA IN ACRES	E. LAND USE FORMULA	F. MAXIMUM POTENTIAL DENSITY BY CODE	G. ACTUAL PROPOSED UNITS	H. PHASING DETAILS AND COMMENTS
9. Total SFD & SFA planning areas	840.8	2.65 persons per unit	8.0 DU / AC	3,104	Estimated 8,226 residents (Column E X Column G)
10. Total MF planning areas	0	N/A	12.0 DU / AC	0	N/A
11. Total Assisted Living planning areas	0	N/A	30.0 DU / AC	0	N/A
12. Total Residential	820.5			3,104	Estimated 8,226 Residents
13. Check for average residential density in each subzone	1060.5	5 DU per acre X line 8	5,303	3,104	Total number of proposed dwelling units is within allowable FDP maximum
14. Check for maximum allowable number of multifamily units in each subzone		Line 13 E X 24%	1,273	0	Total number of proposed multi-family units is within 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	N/A				
20. Total neighborhood parks	Proposed = 26.1	3.0 acres / 1,000 residents			Required Neighborhood Dedication = 24.7 acres. Proposed = 26.1 acres
21. Total community parks	0.0	1.1 acres / 1,000 residents			Requirement of 9.0 acres will be met by a cash-in-lieu payment
22. Total other open space including trail corridors, greenbelts, special recreational sites (exclusive of flood plain)	Proposed = 67.9	Metro District Standard = 7.8 acres / 1,000 residents			Required Open Space Dedication = 64.2 acres. Provided open space = 67.9 acres
23. Total open space	94.0				

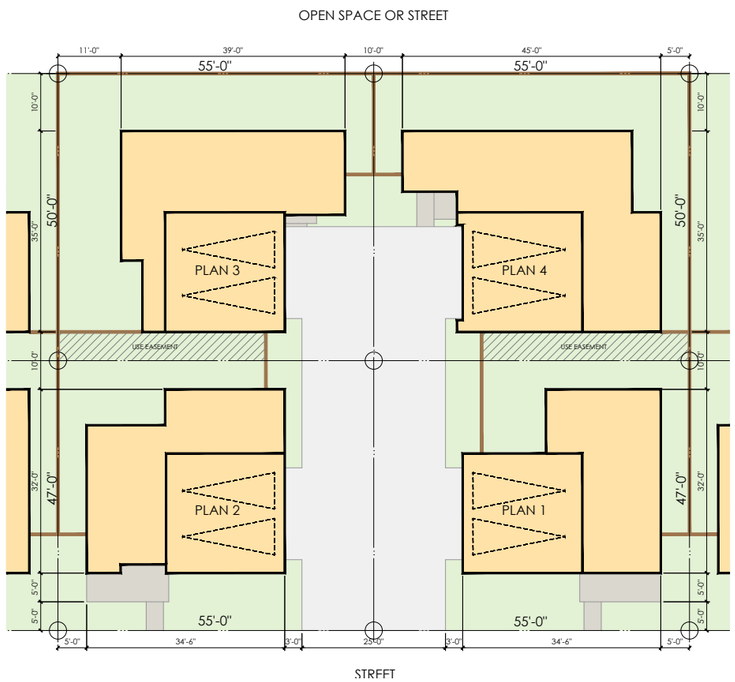
Architectural Design Standards - Character

MOTOR COURT

(CARRIAGE / CLUSTER HOUSE)

The carriage / cluster house type is intended for small lots that are accessed by a shared access easement. These units are intended to be configured generally in groupings of 4 or 6 per cluster.

These cluster types units can come in a variety of architecrual stlyings ranging from Modern Prairie, Mid-Century Modern, Modern Crafstman and Moden Colorado.



CLUSTER CONFIGURATION



elevationA | street view - MODERN PRAIRIE

elevationA | front elevation - MODERN PRAIRIE



elevation8 | street view - MID-CENTURY MODERN

elevation8 | front elevation -MID-CENTURY MODERN

ARCHITECTURAL ELEVATIONS

MOTOR COURT

(CARRIAGE / CLUSTER HOUSE)

*Architecture depicted may be 1-2 stories