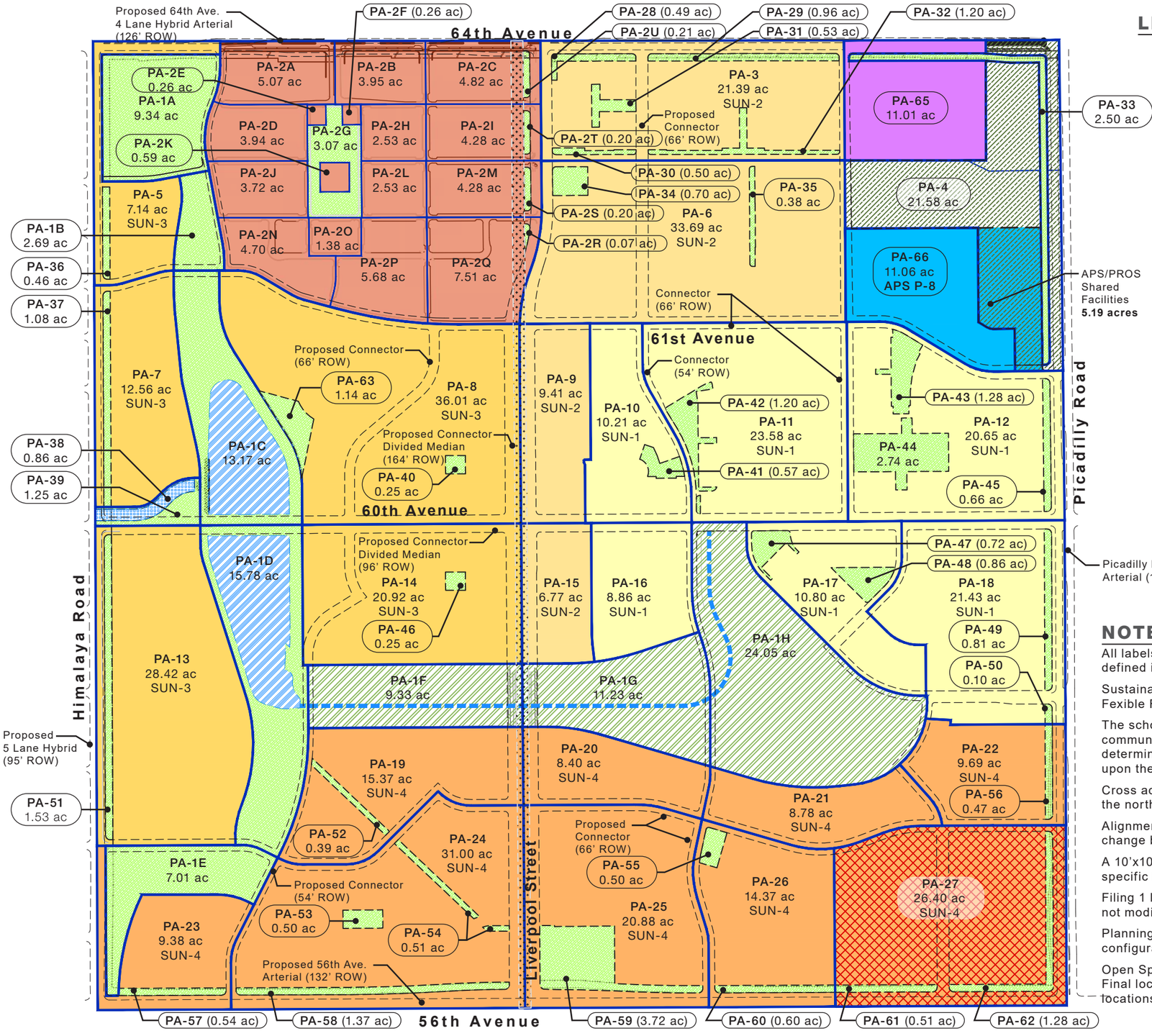
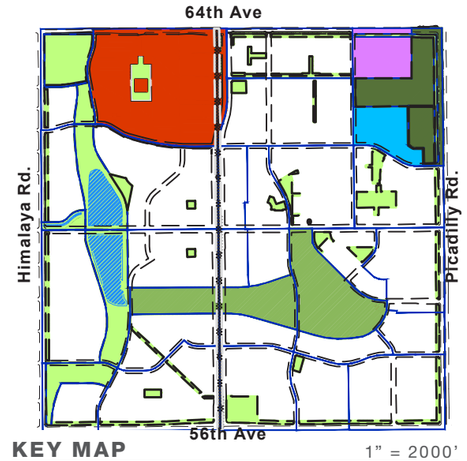
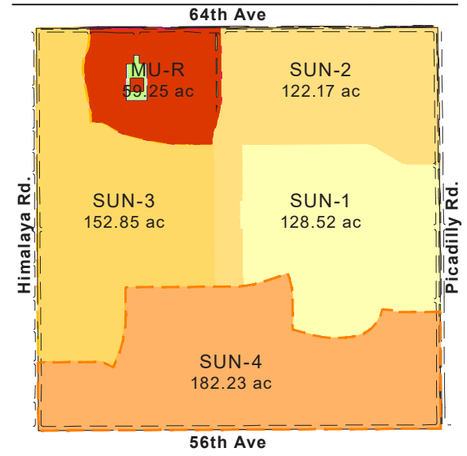


LEGEND

- COMMUNITY PARK (PK-D)
- NEIGHBORHOOD PARK (PK-D)
- OPEN SPACE (OS-D)
- FLOODPLAIN
- 24 HOUR RECOVERY DETENTION AREA
- DRAINAGE CHANNEL
- SUN-1
- SUN-2
- SUN-3
- SUN-4
- MIXED-USE - REGIONAL (MU-R)
- GAS LINE EASEMENT
- SCHOOL - ELE/MID
- CIVIC
- MIXED-USE CORRIDOR (MU-C)



KEY MAP 1" = 2000'



SUSTAINABLE USE NEIGHBORHOOD MAP 1" = 2000'

NOTES

All labels and terms not otherwise defined herein are as defined in the Aurora Unified Development Ordinance.

Sustainable Use Neighborhood (SUN) is referred to at Fexible Residential Lot Option in the Unified Development Ordinance.

The school site is committed to provide 5.19 acres of green space contiguous to the area designated for a community park in the northeastern corner of the Property. Final design of this open space area is to be determined by Aurora Public Schools, PROS and Painted Prairie. The school site will revert to Flex designation upon the condition that an agreement cannot be reached between APS and Owner.

Cross access easements will be provided between the school site and the property designated for civic uses in the northeastern most corner of the Property at the time of final plat.

Alignment of proposed streets and connectors shown herein are preliminary and conceptual, and are subject to change based on final neighborhood design and engineering.

A 10'x10' land dedication for Whelen Warning System will be provided in a Park or Open Space area. The specific location will be determined at time of Site Plan.

Filing 1 lot types, lot counts, open space, parks, streets, and other elements included in the approved CSP are not modified as a part of the FDP Amendment.

Planning Areas depicted for Community Park, Civic, and School are for acreage only. Final location, configuration, and shape will be determined at time of Site Plan.

Open Space areas depicted are for acreage only. Final location, configuration, shape and number of locations will be determined at time of Site Plan.

300 0' 300 600 1200

TAB 8

PAINTED PRAIRIE • MASTER PLAN • LAND USE MAP

CITY OF AURORA, COLORADO | OCTOBER 6, 2020

PREPARED FOR:
Painted Prairie Owner LLC
5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111

PREPARED BY:
LandDesign
1360 Walnut Street, Suite 102
Boulder, CO 80302

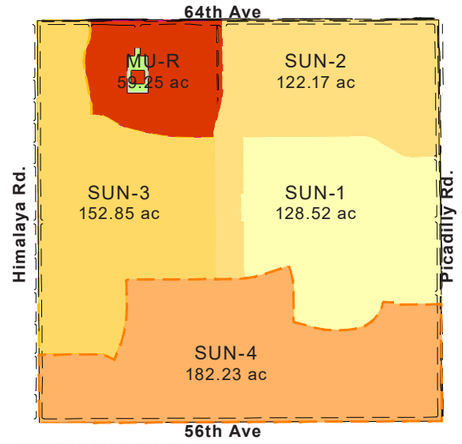
LAND USE SUMMARY		
Planning Area	**Land Use**	**Area in Acres**
TOWN CENTER		**59.25**
PA-2	Mixed-Use - Regional (MU-R)	59.25
SUSTAINABLE USE NEIGHBORHOOD-1		**95.53**
PA-10	SUN-1	10.21
PA-11	SUN-1	23.58
PA-12	SUN-1	20.65
PA-16	SUN-1	8.86
PA-17	SUN-1	10.80
PA-18	SUN-1	21.43
SUSTAINABLE USE NEIGHBORHOOD-2		**71.26**
PA-3	SUN-2	21.39
PA-6	SUN-2	33.69
PA-9	SUN-2	9.41
PA-15	SUN-2	6.77
SUSTAINABLE USE NEIGHBORHOOD-3		**105.05**
PA-5	SUN-3	7.14
PA-7	SUN-3	12.56
PA-8	SUN-3	36.01
PA-13	SUN-3	28.42
PA-14	SUN-3	20.92
SUSTAINABLE USE NEIGHBORHOOD-4		**144.27**
PA-19	SUN-4	15.37
PA-20	SUN-4	8.40
PA-21	SUN-4	8.78
PA-22	SUN-4	9.69
PA-23	SUN-4	9.38
PA-24	SUN-4	31.00
PA-25	SUN-4	20.88
PA-26	SUN-4	14.37
PA-27	Mixed-Use - Corridor	26.40
PARKS & OPEN SPACE		**147.64**
	Open Space	81.45
	Neighborhood Parks	44.61
	Community Park	21.58
SCHOOLS & CIVIC		**22.06**
PA-66	P-8 School	11.06
PA-65	Civic & Civic/Flex	11.00
TOTAL		**645.06**

SUSTAINABLE USE NEIGHBORHOOD-1 SUMMARY		
Planning Area	**Land Use**	**Area in Acres**
PA-10	SUN-1	10.21
PA-11	SUN-1	23.58
PA-12	SUN-1	20.65
PA-16	SUN-1	8.86
PA-17	SUN-1	10.80
PA-18	SUN-1	21.43
PA-1H	Neighborhood Park	24.05
PA-41	Open Space	0.57
PA-42	Open Space	1.20
PA-43	Open Space	1.28
PA-44	Open Space	2.74
PA-45	Open Space	0.66
PA-47	Open Space	0.72
PA-48	Open Space	0.86
PA-49	Open Space	0.81
PA-50	Open Space	0.10
SUN-1 TOTAL		**128.52**

SUSTAINABLE USE NEIGHBORHOOD-2 SUMMARY		
Planning Area	**Land Use**	**Area in Acres**
PA-3	SUN-2	21.39
PA-6	SUN-2	33.69
PA-9	SUN-2	9.41
PA-15	SUN-2	6.77
PA-4	Community Park	21.58
PA-28	Open Space	0.49
PA-29	Open Space	0.96
PA-30	Open Space	0.50
PA-31	Open Space	0.53
PA-32	Open Space	1.20
PA-33	Open Space	2.50
PA-34	Open Space	0.70
PA-35	Open Space	0.38
PA-65	Civic	11.01
PA-66	APS P-8 School	11.06
SUN-2 TOTAL		**122.17**

SUSTAINABLE USE NEIGHBORHOOD-3 SUMMARY		
Planning	**Land Use**	**Area**
PA-5	SUN-3	7.14
PA-7	SUN-3	12.56
PA-8	SUN-3	36.01
PA-13	SUN-3	28.42
PA-14	SUN-3	20.92
PA-1A	Open Space	9.34
PA-1B	Open Space	2.69
PA-1C	Open Space	13.17
PA-1D	Open Space	15.78
PA-36	Open Space	0.46
PA-37	Open Space	1.08
PA-38	Floodplain	0.86
PA-39	Open Space	1.25
PA-40	Open Space	0.25
PA-46	Open Space	0.25
PA-51	Open Space	1.53
PA-63	Open Space	1.14
SUN-3 TOTAL		**152.85**

SUSTAINABLE USE NEIGHBORHOOD-4 SUMMARY		
Planning Area	**Land Use**	**Area in Acres**
PA-19	SUN-4	15.37
PA-20	SUN-4	8.40
PA-21	SUN-4	8.78
PA-22	SUN-4	9.69
PA-23	SUN-4	9.38
PA-24	SUN-4	31.00
PA-25	SUN-4	20.88
PA-26	SUN-4	14.37
PA-27	Mixed-Use Corridor	26.40
PA-1E	Open Space	7.01
PA-1F	Neighborhood Park	9.33
PA-1G	Neighborhood Park	11.23
PA-52	Open Space	0.39
PA-53	Open Space	0.50
PA-54	Open Space	0.51
PA-55	Open Space	0.50
PA-56	Open Space	0.47
PA-57	Open Space	0.54
PA-58	Open Space	1.37
PA-59	Open Space	3.72
PA-60	Open Space	0.60
PA-61	Open Space	0.51
PA-62	Open Space	1.28
SUN-4 TOTAL		**182.23**



SUSTAINABLE USE NEIGHBORHOOD MAP 1" = 2000'

TOWN CENTER		
Planning Area	**Land Use**	**Area in Acres**
PA-2A	MU-R	5.07
PA-2B	MU-R	3.95
PA-2C	MU-R	4.82
PA-2D	MU-R	3.94
PA-2E	MU-R	0.26
PA-2F	MU-R	0.26
PA-2G	Open Space	3.07
PA-2H	MU-R	2.53
PA-2I	MU-R	4.28
PA-2J	MU-R	3.72
PA-2K	MU-R	0.59
PA-2L	MU-R	2.53
PA-2M	MU-R	4.28
PA-2N	MU-R	4.70
PA-2O	MU-R	1.38
PA-2P	MU-R	5.68
PA-2Q	MU-R	7.51
PA-2R	Open Space	0.07
PA-2S	Open Space	0.20
PA-2T	Open Space	0.20
PA-2U	Open Space	0.21
TOWN CENTER TOTAL		**59.25**

NOTES

All labels and terms not otherwise defined herein are as defined in the Aurora Unified Development Ordinance.

Sustainable Use Neighborhood (SUN) is referred to at Fexible Residential Lot Option in the Unified Development Ordinance.

PREPARED FOR:
Painted Prairie Owner LLC
5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111

PREPARED BY:
LandDesign
1360 Walnut Street, Suite 102
Boulder, CO 80302

FORM D: FDP LAND USE MAP MATRIX

A. Land Use Item	*B. Planning Area Map 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. Phasing, Details, and Comments (Include phase number or triggering event)*
1. Flood Plain Areas	**PA-38**	FLOOD-PL	0.86	100 year flood plain	N/A	N/A	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries, Whelen Warning System (10'x10' land dedication)	**DEDICATED LAND**		**161.54**				
	PA-1A	OPEN SPACE	9.34	7.8 acres/1000 residents	N/A	N/A	
	PA-1B	OPEN SPACE	2.69	7.8 acres/1000 residents	N/A	N/A	
	PA-1C	OPEN SPACE	13.17	7.8 acres/1000 residents	N/A	N/A	
	PA-1D	OPEN SPACE	15.78	7.8 acres/1000 residents	N/A	N/A	
	PA-1E	OPEN SPACE	7.01	7.8 acres/1000 residents	N/A	N/A	
	PA-1F	NEIGHBORHOOD PARK	9.33	3.0 acres/1000 residents	N/A	N/A	
	PA-1G	NEIGHBORHOOD PARK	11.23	3.0 acres/1000 residents	N/A	N/A	
	PA-1H	NEIGHBORHOOD PARK	24.05	3.0 acres/1000 residents	N/A	N/A	
	PA-2G	OPEN SPACE	3.07	7.8 acres/1000 residents	N/A	N/A	
	PA-2R	OPEN SPACE	0.07	7.8 acres/1000 residents	N/A	N/A	
	PA-2S	OPEN SPACE	0.20	7.8 acres/1000 residents	N/A	N/A	
	PA-2T	OPEN SPACE	0.20	7.8 acres/1000 residents	N/A	N/A	
	PA-2U	OPEN SPACE	0.21	7.8 acres/1000 residents	N/A	N/A	
	PA-4	COMMUNITY PARK	21.58	1.1 acres/1000 residents	N/A	N/A	Acreage for PA-4 includes 5.19 acres of shared facilities with APS P-8 site (PA-75.
	PA-28	OPEN SPACE	0.49	7.8 acres/1000 residents	N/A	N/A	
	PA-29	OPEN SPACE	0.96	7.8 acres/1000 residents	N/A	N/A	
	PA-30	OPEN SPACE	0.50	7.8 acres/1000 residents	N/A	N/A	
	PA-31	OPEN SPACE	0.53	7.8 acres/1000 residents	N/A	N/A	
	PA-32	OPEN SPACE	1.20	7.8 acres/1000 residents	N/A	N/A	
	PA-33	OPEN SPACE	2.50	7.8 acres/1000 residents	N/A	N/A	
	PA-34	OPEN SPACE	0.70	7.8 acres/1000 residents	N/A	N/A	
	PA-35	OPEN SPACE	0.38	7.8 acres/1000 residents	N/A	N/A	
	PA-36	OPEN SPACE	0.46	7.8 acres/1000 residents	N/A	N/A	
	PA-37	OPEN SPACE	1.08	7.8 acres/1000 residents	N/A	N/A	
	PA-39	OPEN SPACE	1.25	7.8 acres/1000 residents	N/A	N/A	
	PA-40	OPEN SPACE	0.25	7.8 acres/1000 residents	N/A	N/A	
	PA-41	OPEN SPACE	0.57	7.8 acres/1000 residents	N/A	N/A	
	PA-42	OPEN SPACE	1.20	7.8 acres/1000 residents	N/A	N/A	
	PA-43	OPEN SPACE	1.28	7.8 acres/1000 residents	N/A	N/A	
	PA-44	OPEN SPACE	2.74	7.8 acres/1000 residents	N/A	N/A	
	PA-45	OPEN SPACE	0.66	7.8 acres/1000 residents	N/A	N/A	
	PA-46	OPEN SPACE	0.25	7.8 acres/1000 residents	N/A	N/A	
	PA-47	OPEN SPACE	0.72	7.8 acres/1000 residents	N/A	N/A	
	PA-48	OPEN SPACE	0.86	7.8 acres/1000 residents	N/A	N/A	
	PA-49	OPEN SPACE	0.81	7.8 acres/1000 residents	N/A	N/A	
	PA-50	OPEN SPACE	0.10	7.8 acres/1000 residents	N/A	N/A	
	PA-51	OPEN SPACE	1.53	7.8 acres/1000 residents	N/A	N/A	
	PA-52	OPEN SPACE	0.39	7.8 acres/1000 residents	N/A	N/A	
	PA-53	OPEN SPACE	0.50	7.8 acres/1000 residents	N/A	N/A	
	PA-54	OPEN SPACE	0.51	7.8 acres/1000 residents	N/A	N/A	
	PA-55	OPEN SPACE	0.50	7.8 acres/1000 residents	N/A	N/A	
	PA-56	OPEN SPACE	0.47	7.8 acres/1000 residents	N/A	N/A	
	PA-57	OPEN SPACE	0.54	7.8 acres/1000 residents	N/A	N/A	
	PA-58	OPEN SPACE	1.37	7.8 acres/1000 residents	N/A	N/A	
	PA-59	OPEN SPACE	3.72	7.8 acres/1000 residents	N/A	N/A	
	PA-60	OPEN SPACE	0.60	7.8 acres/1000 residents	N/A	N/A	
	PA-61	OPEN SPACE	0.51	7.8 acres/1000 residents	N/A	N/A	
	PA-62	OPEN SPACE	1.28	7.8 acres/1000 residents	N/A	N/A	
	PA-63	OPEN SPACE	1.14	7.8 acres/1000 residents	N/A	N/A	
	PA-66	SCHOOL (P-8)	11.06	N/A	N/A	N/A	

A. *Land Use Item*	*B.* *Planning Area Map 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.* *Phasing, Details, and Comments* *(Include phase number or triggering event)*
3. Development Areas							
	SUN-1	**SUN**	**95.53**	**12 du/acre**	**1,146**	**605**	
	PA-10		10.21	SFD-ALLEY (du)		130	
	PA-11		23.58	SFD (du)		190	
	PA-12		20.65	SFD-GREEN (du)		100	
	PA-16		8.86	SFA (du)		105	
	PA-17		10.80	SFA-TH (du)		80	
	PA-18		21.43				
	SUN-2	**SUN**	**82.27**	**12 du/acre**	**987**	**502**	
	PA-3		21.39	SFD-ALLEY (du)		231	
	PA-6		33.69	SFD (du)		86	
	PA-9		9.41	SFA (du)		110	
	PA-15		6.77	SFA-TH (du)		75	
	PA-65		11.01	CIVIC			
	SUN-3	**SUN**	**105.05**	**12 du/acre**	**1,261**	**790**	
	PA-5		7.14	SFD-ALLEY (du)		250	
	PA-7		12.56	SFD (du)		160	
	PA-8		36.01	SFA (du)		120	
	PA-13		28.42	SFA-TH (du)		120	
	PA-14		20.92	MULTI-FAMILY (du)		140	
	SUN-4	**SUN**	**144.27**	**12 du/acre**	**1,731**	**60,000 sf / 1,228 units**	
	PA-19		15.37	SFD-ALLEY (du)		320	
	PA-20		8.40	SFD (du)		145	
	PA-21		8.78	SFA (du)		25	
	PA-22		9.69	SFA-TH (du)		70	
	PA-23		9.38	MULTI-FAMILY (du)		668	
	PA-24		31.00	RETAIL (sf)		60,000	
	PA-25		20.88				
	PA-26		14.37				
	PA-27		26.40				
	TOWN CENTER	**MIXED-USE - REGIONAL (MU-R)**	**55.50**	**N/A**	**N/A**	**300,000 sf / 1,150 units / 750 rooms**	
	PA-2A		5.07	SFA-TH (du)		325	
	PA-2B		3.95	MULTI-FAMILY (du)		600	
	PA-2C		4.82	RETAIL (sf)		200,000	
	PA-2D		3.94	OFFICE (sf)		100,000	
	PA-2E		0.26	HOTEL (rooms)		750	
	PA-2F		0.26				
	PA-2H		2.53				
	PA-2I		4.28				
	PA-2J		3.72				
	PA-2K		0.59				
	PA-2L		2.53				
	PA-2M		4.28				
	PA-2N		4.70				
	PA-2O		1.38				
	PA-2P		5.68				
	PA-2Q		7.51				

4. Total Map Acreage	645.02	
5. Less 1/2 of Perimeter Streets Not Owned by Application *	18.80	* Includes current ROW dedications along; E 64th Ave - 13' ROW, Picadilly Rd - 72' ROW, E 56th Ave - 30' ROW, & Himalaya Rd - 47.5' ROW (between 60th and 56th)
6. Applicant's Acreage Listed in Application (line 4 minus line 5)	626.22	
7. Total Flood Plain Acreage	0.86	
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)	**644.16**	

A. ***Land Use Item***	*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.* ***Phasing, Details, and Comments*** *(Include phase number or triggering event)*
9. Total SFD planning areas	N/A	2.65 persons per unit	N/A	1,612	Estimated Residents = 4,272
10. Total SFA planning areas	N/A	2.65 persons per unit	N/A	1,030	Estimated Residents = 2,730
11. Total MF planning areas	N/A	2.50 persons per unit	N/A	1,408	Estimated Residents = 3,520
12. Total Residential	**N/A**		**N/A**	**4,050**	**Estimated Residents = 10,521**
13. Check for average residential density in each subzone			N/A		
14. Small Lot Total			N/A		
15. Check for maximum allowable number of multifamily units in each subzone			N/A		
16. Total Retail	N/A	N/A	N/A	260,000	
17. Total Office	N/A	N/A	N/A	100,000	
18. Total Industrial	N/A	N/A	N/A	N/A	
19. Total Commercial Mixed Use				**360,000**	
20. Total Neighborhood Park Land	44.61	3.0 acres/1000 residents			Required Land Dedication = 31.56 *Provided Land Dedication = 37.09
21. Total Community Park Land	21.58	1.1 acres/1000 residents			Required Land Dedication = 11.57 *Provided Land Dedication = 17.52
22. Total Open Space Land	84.29	7.8 acres/1000 residents			Required Land Dedication = 82.07 Provided Land Dedication = 75.59
23. Total Park & Open Space Land	**150.48**				**Required Land Dedication = 125.20** **Provided Land Dedication = 131.37**

Note: Park and Open Space requirements shall be calculated on the aggregate of the entire Painted Prairie development. Various phases may exceed or be deficient in required park and open space dedication for that specific phase.

* Additional land dedication acreages provided in Neighborhood Park and Community Park Land to be applied to Open Space Land Dedication