



NO.	DATE	REMARKS
1	02.17.2025	AMENDMENT 2
2	06.22.2023	AMENDMENT 1

JOB NO.:	DCS23-4056
PA / PM:	S. LESSARD
DRAWN BY:	J. CARANO
DATE:	12.08.2023

Stafford Logistics Center FDP (#1263713)

TAB #8: FDP Land Use Map Matrix (FORM D) Page 1 of 2

Submitted: December 17, 2018

2nd Submittal: March 4, 2019

3rd Submittal: April 22, 2019

4th Submittal: July 3, 2019

Amendment 1: May 5th, 2023

Amendment 2: Dec 8, 2023

ZONE: FDP I-1 & MU-C

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS

BRANDING | CIVIL ENGINEERING

A.	B.	C.	D.	E.	F.	G.	H.
Land Use Item	Planning	Map Area Code	Gross Land	Land Use Formula	Maximum	Actual	Phasing, Details and Comments
	Area Map		Area in		Potential	Proposed	(Include phase number or triggering event)
	Number		Acres		Density by	Maximum	
					Code	Density	
					(in DU's)	(in DU's)	
1. Flood Plain	NA	NA	NA	NA	NA	NA	NA
Areas	NA	NA	NA	NA	NA	NA	NA
2. Required Land	PA-13	MU-C	TBD	TBD	DENSITY WILL BE LIMITED TO THE ABILITY OF THE PLANNING AREA TO MEET PROS PARKLAND DEDICATION AND OPEN SPACE REQUIREMENTS ON-SITE.		CONSTRUCTION OF PARKLAND AND OPEN SPACE ASSETS TO BE COMPLETED BY THE TIME CERTIFICATE OF OCCUPANCY IS ISSUED FOR MULTI-FAMILY COMPONENT.
Dedication Areas							
for Parks, Schools,							
Fire Stations, Police							
Stations, Libraries							
3. Development	PA-1A	I-1	33.50	No limit on density	NA	NA	CROSSING OF THE DRAINAGE CHANNEL. THE SANITARY SEWER AND PUBLIC IMPROVEMENTS: 5,500 LF OF THE PUBLIC NORTH - SOUTH PUBLIC ROAD, INCLUDING AWATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PLANNING AREA 1. THE REGIONAL STORMWATER DETENTION BASIN WILL ALSO BE INSTALLED WITH THE PUBLIC IMPROVEMENTS TO SERVICE THIS PLANNING AREA.
Areas	PA-1B	I-1	27.14	No limit on density	NA	NA	CROSSING OF THE DRAINAGE CHANNEL. THE SANITARY SEWER AND PUBLIC IMPROVEMENTS: 5,500 LF OF THE PUBLIC NORTH - SOUTH PUBLIC ROAD, INCLUDING AWATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PLANNING AREA 1. THE REGIONAL STORMWATER DETENTION BASIN WILL ALSO BE INSTALLED WITH THE PUBLIC IMPROVEMENTS TO SERVICE THIS PLANNING AREA.
	PA-2	I-1	37.38	No limit on density	NA	NA	IT IS ASSUMED THAT ONCE PA-2 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE
	PA-3	I-1	72.06	No limit on density	NA	NA	PUBLIC IMPROVEMENTS: 1000 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER I WATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-3
	PA-4	I-1	15.75	No limit on density	NA	NA	PUBLIC IMPROVEMENTS: 1,400 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER / WATERMAIN WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-4 / 5_ THE WATERMAIN WILL BE CONNECTED TO THE WATERMAIN ALONG THE EASTERN PROPERTY LINE.
PA-5 REMOVED (AMEND #3)	PA-5	I-1	45.33	No limit on density	NA	NA	IT IS ASSUMED THAT ONCE PA-5 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE.
	PA-6	I-1	70.36	No limit on density	NA	NA	IT IS ASSUMED THAT ONCE PA-6 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE.
	PA-7	MU-C	13.59	No limit on density	NA	NA	IT IS ASSUMED THAT ONCE PA-7 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. THE INSTALLATION OF PICADILLY ROAD (PA-11) BY THE CITY OF AURORA WILL OCCUR PRIOR TO THE DEVELOPMENT OF PA-7.
PA-8 REMOVED (AMEDND #3)	PA-8	I-1	30.03	No limit on density	NA	NA	IT IS ASSUMED THAT ONCE PA-8 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE. THE INSTALLATION OF PICADILLY ROAD (PA-11) BY THE CITY OF AURORA WILL OCCUR PRIOR TO THE DEVELOPMENT OF PA-8.
	PA-9	MU-C	9.47	No limit on density	NA	NA	IT IS ASSUMED THAT ONCE PA-9 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE.
	PA-10	MU-C	9.78	No limit on density	NA	NA	IT IS ASSUMED THAT ONCE PA-10 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE.
	PA-11	I-1	6.11	No limit on density	NA	NA	PUBLIC IMPROVEMENTS: 800 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-11/12
	PA-12	I-1	12.04	No limit on density	NA	NA	PUBLIC IMPROVEMENTS: 800 LF OF THE EAST-WEST PUBLIC ROAD AND SANITARY SEWER WITHIN THE RIGHT OF WAY WILL ALSO BE INSTALLED TO SERVICE PA-11/12
	PA-13	MU-C	14.01	DENSITY WILL BE LIMITED TO THE ABILITY OF THE PLANNING AREA TO MEET PROS PARKLAND DEDICATION AND OPEN SPACE REQUIREMENTS ON-SITE.	IT IS ASSUMED THAT ONCE PA-13 IS DEVELOPED ALL NECESSARY PUBLIC IMPROVEMENTS ARE IN PLACE.		
4. Total Map Acreage (total figures above)			366.55				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			NA				
6. Applicant's Acreage Listed in Application			366.55				
7. Total Flood Plan Acreage			NA				
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)			366.55				