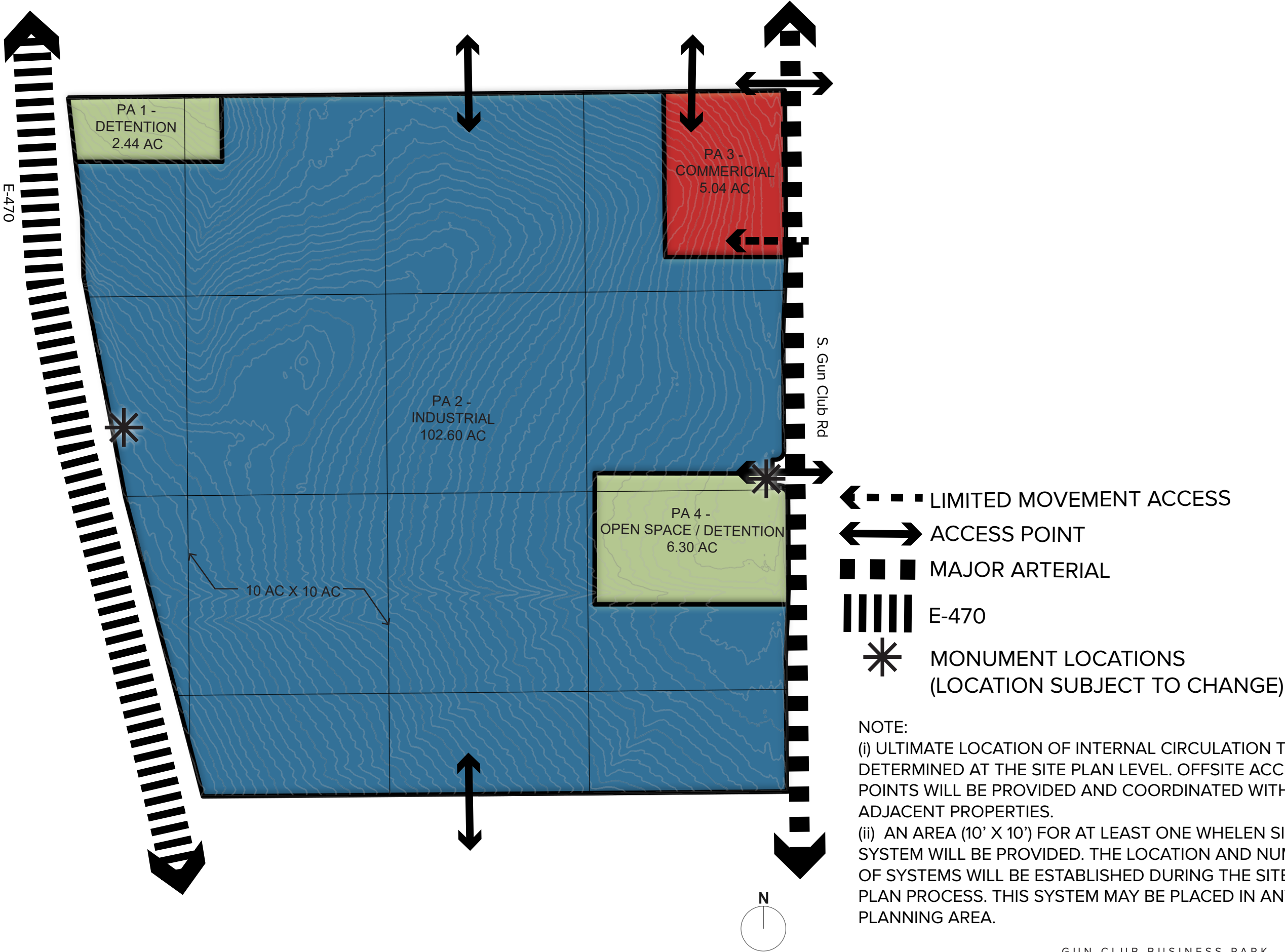


TAB 8: LAND USE MAP AND MATRIX

TAB 8
MASTER PLAN LAND USE MAP



TAB 8

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX

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Last Revision: 08/26/24								
ZONE								
A.	B.	C.	D.	E.	F.	G.	H.	I.
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 (IN DUs OR SF)	ACTUAL PROPOSED MAXIMUM DENISTY (IN DUs OR SF)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
1. FLOOD PLAIN AREAS, DETENTION AREAS & WETLAND AREAS	PA-1 (ii)	DETENTION	2.44	2.1%	DETENTION	N/A	N/A	
	PA-4 (ii)	DETENTION	6.30	5.4%	N/A	N/A	N/A	
2. REQUIRED LAND DEDICATION AREAS FOR PARKS, SCHOOLS, FIRE STATIONS, POLICE STATIONS, LIBRARIES.	PA-1 (ii)	OPEN SPACE	2.44	(ii)	DETENTION	N/A	N/A	
	PA-4 (ii)	OPEN SPACE	6.30	(ii)	N/A	N/A	N/A	
2. DEVELOPMENT AREAS	PA-2	INDUSTRIAL	102.60	88.2%	N/A	0	0	0.0 GROSS DU/AC PROPOSED
	PA-3	COMMERCIAL	5.04	4.3%	N/A	0	0	0.0 GROSS DU/AC PROPOSED
	WHELEN SIREN SYSTEMS 10'X10' (i)	N/A	N/A	N/A	N/A	0	0	0.0 GROSS DU/AC PROPOSED
3. TOTAL MAP ACREAGE			116.4	100.0%				
4. PLUS 1/2 OF PERIMETER STREETS NOT OWNED BY APPLICANT			1.51					
5. APPLICANTS ACREAGE LISTED IN APPLICATION (LINE 4-LINE 5)			117.9					
6. TOTAL FLOOD PLAIN ACREAGE			0					
7. TOTAL ADJUSTED GROSS MASTER PLAN ACREGAE (LINE 4 + LINE 7)			117.9					
*Notes: i) An area (10' X 10') for at least one whelen siren system will be provided. The location and number of systems will be established during the site plan process. This system may be placed in any planning area.								
(ii) PA-1 and PA- 4 are shown in both land uses to show that each area will be used for detention and land dedication. Required 2.36 Ac of open space will be associated with the open space areas, and will be determined and designed to meet pros standards at the site plan level.								

TAB 8

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX, page 2					
A.	D.	E.	F.	G.	H.
LAND USE ITEM	GROSS LAND AREA IN ACRES	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs)	ACTUAL PROPOSED MAXIMUM DENISTY (IN DUs)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
			40 DU/AC		
9. TOTAL SFD PLANNING AREAS	0	2.65 PERSONS PER UNIT	0	0	ESTIMATED RESIDENTS (COLUMN E x G) = 233
			(40 DU/AC)	(5.6 DU/AC)	
10. TOTAL SFA	0	2.65 PERSONS PER UNIT	0	0	ESTIMATED RESIDENTS (COLUMN E x G) = 981
			(40 DU/AC)	(12.1 DU/AC)	
11. TOTAL MF PLANNING AREAS	0	2.5 PERSONS PER UNIT	0	0	ESTIMATED RESIDENTS (COLUMN E x G) = 1050
			(40 DU/AC)	(0 DU/AC)	
12. TOTAL RESIDENTIAL*	0		0	0	* TOTAL RESIDENTS = 0
13. PROPOSED SMALL LOTS (SFA/SFD)		Maximum of 50% of SFA/SFD Lots	0	0	
14. TOTAL RETAIL PLANNING AREAS	0				
15. TOTAL OFFICE PLANNING AREAS	0				
16. TOTAL INDUSTRIAL PLANNING AREAS	102.60				
17. TOTAL MIXED USE COMMERCIAL AREAS	0				
18. TOTAL COMMERCIAL PLANNING AREAS	5.04				
19. TOTAL NEIGHBORHOOD PARKS	0 (i)	3 AC/1,000 population Required			Required PLD = 0 Ac Provided PLD = 0 Ac
20. TOTAL COMMUNITY PARKS	0 (i)	1.1 AC/1,000 population Required			Required PLD = 0 Ac Provided PLD = 0
21. TOTAL OTHER OPEN SPACE INCLUDING TRAIL CORRIDORS, GREENBELTS , SPECIAL RECREATIONAL SITES (EXCLUSIVE OF FLOOD PLAIN)	8.74 (ii)	(ii) 2% of total project area			Required PLD = 2.36 Ac (ii) Provided PLD = 2.36 Ac (ii)
22. TOTAL PARK & OPEN SPACE	8.74 (ii)				Total Required PLD = 2.36 Ac. (ii) Total Provided PLD = 2.36 Ac (iii)
*Notes: i) No park land dedication is required because this project contains no residential land uses					
ii) Annexation agreement requires an open space land dedication of a minimum 2% of the total project area. (118 acre) 2% = 2.36 Ac. Location to be determined at site plan.					
iii) Required 2.36 Ac of open space will be associated with the open space / detention areas, and will be designed to meet pros standards at the site plan level.					

STANDARD NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Site Plan.
2. Street Lights. Street lights must be constructed along all public streets as required by City Code Section 126-236.
3. Archaeological finds. The Metropolitan District owner, developer and/or contractors will notify the City if archaeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative Master Plan amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossing improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
9. The Master Utility Study, Master Drainage Study and Master Traffic Study are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.
10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the Unified Development Ordinance apply to this Master Plan. Where the standards outlined in the Unified Development Ordinance conflict with standards within this Master Plan, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.

STANDARD NOTES

12. Master Plan Adjustments. Except for the adjustments listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.
13. Design Standards. A Master Plan Amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan Manual will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards.
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards.