TAB 8

MP LAND USE

- Land Use Plan and Summary 8.1
- Land Use Matrix 8.2
- Land Use Plan 8.3
- Fire and Safety Exhibit 8.4
- Standard Master Plan Notes 8.5

The Master Plan for Vistas at Kings Point consists of 95.2 acres. Proposed land use is Residential Low Density and Residential Medium Density.

A total of approximately 358 dwelling units are planned, ranging in density from 2.4 to 18.6 dwellings per acre. The housing types that will be offered are single-family detached, single family attached and multi-family homesites.

A total of 1 Neighborhood Park on 3.00 acres, along with 7.26 acres of open space make up the parks and open space system that are interconnected by a network of trails. The public dedications and open space areas expressly provided for in this MP will satisfy all dedication and open space requirements applicable to the MP site.

The Land Use Plan (Tab 8.3) shows the configuration of these land uses. Acres, density, and total number of dwelling units are detailed in Tab 8.2, below. All lots size standards and setbacks will follow code unless specified during the site plan process.

TOTAL PROJECT

LAND USE	ACRES	DENSITY	DU	% OF RES DU
Multi-Family Residential	10.3	18.6	192	53.6%
Single Family Residential	66.1	2.5	166	46.4%
Sub Total	76.4		358	100.0%
Neighborhood Parks	3.00			
Credited Open Space	7.3			
Right of Way	8.5			
Sub Total	18.8			
TOTAL	95.2			

Single Family Residential will contain a mix of standard and small front loaded, alternate-loaded, or recessed homes.

FORM D: MP Land Use 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. MAX POTENTIAL DENSITY BY CODE (in DU's)**	**G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)**	**H. LAND USE DETAILS AND COMMENTS**	
	PA-5	NEIGHBORHOOD PARK	3.00	3.0 ACRES PER 1,000 RESIDENTS			3.0	AC net Credited toward neighborhood park requirement.
	PA-6	OS	3.26	7.8 ACRES PER 1,000 RESIDENTS			3.3	AC net Credited toward open space requirement.
	PA-7	OS	2.50	7.8 ACRES PER 1,000 RESIDENTS			2.5	AC net Credited toward open space requirement.
	PA-8	OS	1.50	7.8 ACRES PER 1,000 RESIDENTS			1.5	AC net Credited toward open space requirement.
Subtotal			10.3					
3a. Development Areas Subzone: R-2 Subarea-C	PA-1	MULTI FAMILY, SFA	10.3	18.6 DU/AC	**253**	**192**	Gross Max Potential Density is 5 DU/Ac (1)(3)	
	PA-2	SFD	12.5	2.4 DU/AC		**30**		
	PA-3	SFD	4.8	2.8 DU/AC		**13**		
	PA-4	SFD	7.8	2.3 DU/AC		**18**		
3b. Development Areas Subzone: R-1	PA-3	SFD	21.7	2.8 DU/AC	**134**	**61**	Gross Max Potential Density is 3 DU/Ac (2)(3)	
	PA-4	SFD	19.3	2.3 DU/AC		**44**		
		RIGHT-OF-WAY	8.5					
Subtotal			84.9					
SUB AREA TOTAL			**95.2**		**387**	**358**	**Gross Max Potential Density is 4.0 DU/AC**	
4. Total Map Acreage (Sub-Area Total Above)			95.2					
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)			95.2					
7. Total Floodplain Acreage			0.0					
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			95.2					
9. Total Active Adult Planning Areas			0.0	1.58 PERSONS PER UNIT		0	0	Estimated Residents
10. Total Single Family Planning Areas			66.1	2.65 PERSONS PER UNIT		166	440	Estimated Residents
11. Total Single Family attached / Multi-Family Planning Areas			10.3	2.65 PERSONS PER UNIT		192	508	Estimated Residents
12. Total Residential			**76.4**		**387**	**358**	**948**	**Estimated Residents**

FORM D: MP Land Use 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. MAX POTENTIAL DENSITY BY CODE (in DU's)**	**G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)**	**H. LAND USE DETAILS AND COMMENTS**
13. Check for avg. residential density in subzone				5 DU's/AC TIMES LINE 8	476	358	
14. Small Lot Total				Maximum 50% small lots in R-2. Maximum 25% small lots in R-1			Small lot percentage will be tracked as development occurs and will not exceed small lot restrictions
15. Check for maximum allowable number of multi-family units							
16. Total Retail Planning Areas			0.0				
17. Total Office Planning Areas			0.0				
18. Total Industrial Planning Areas			0.0				
19. Total Mixed Commercial Planning Areas			0.0				
20. Total Commercial			**0.0**				
21. Total Neighborhood Parks			3.00	3.0 AC / 1000 RESIDENTS			Required Land Dedication = 2.85 AC. Provided Land Dedication = 3.00 AC.
22. Total Community Parks			0.00	1.1 AC / 1000 RESIDENTS			Requirement of 1.04 AC will be met by applicant cash-in-lieu payment
23. Total other Credited Open Space including trail corridors, greenbelts, and special rec. sites			7.26	7.8 AC / 1000 RESIDENTS			Required Land Dedication = 7.40 AC. Provided Land Dedication = 7.26 AC. (5)
24. Total Open Space			**10.26**				**Required Land Dedication = 10.25 AC. Provided Land Dedication = 10.26 AC. Provided Cash-In-Lieu Payment = 1.04 AC.**

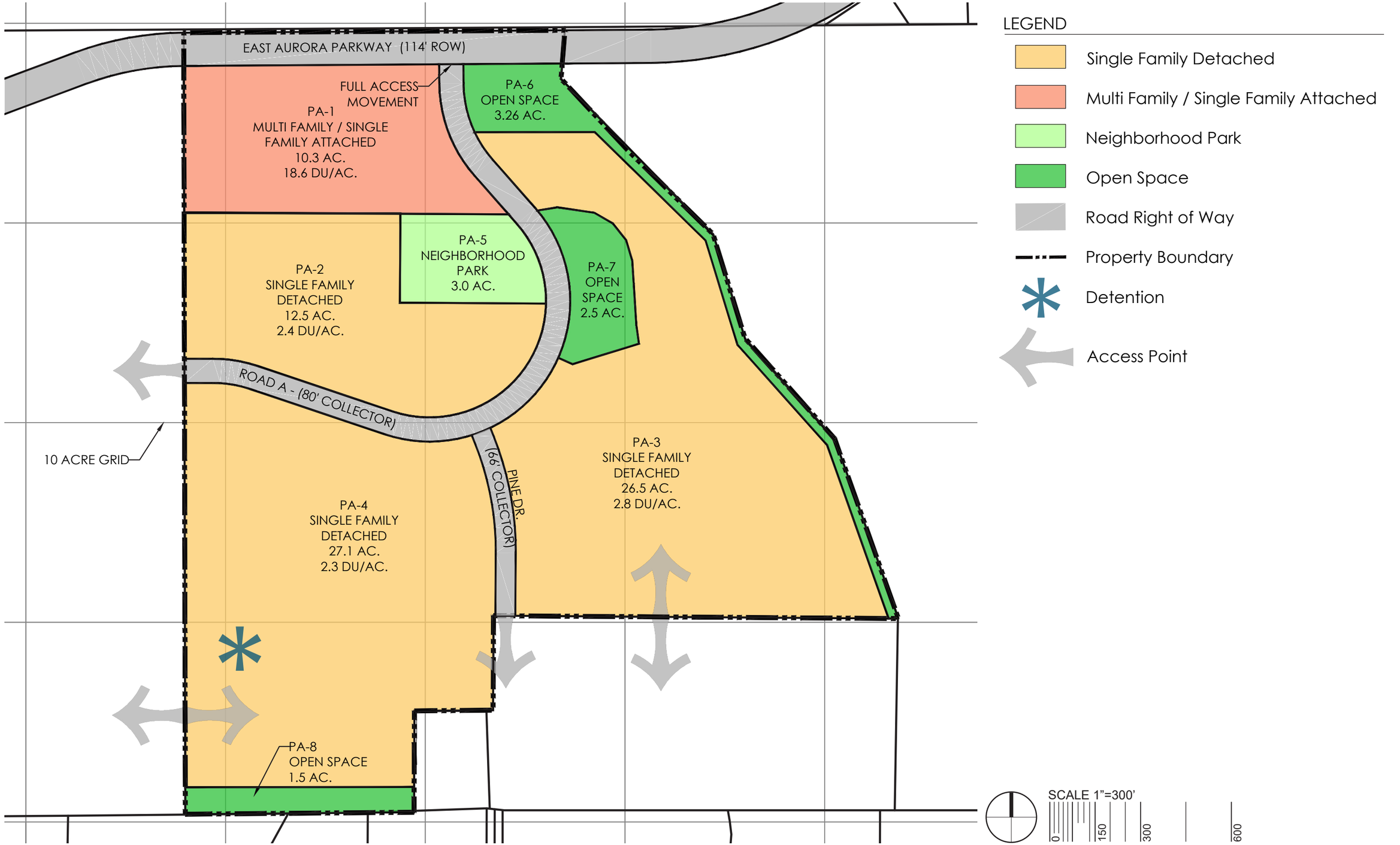
(1) Note: R-2 Proposed Zoned area is 50.5 Ac @ 5 DU/Ac = 253 DU permitted

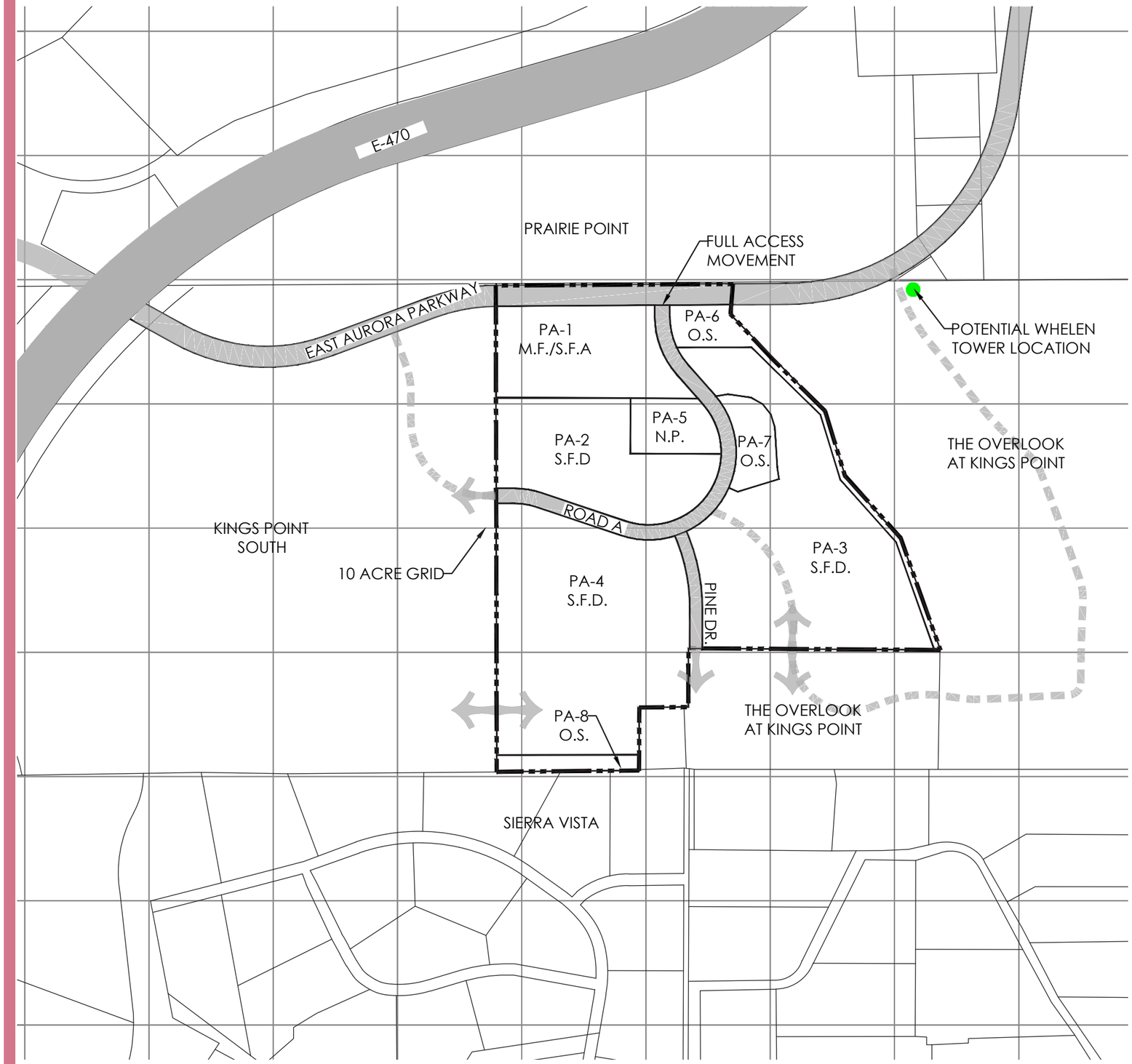
(2) Note: R-1 Proposed Zoned area is 44.7 Ac @ 3 DU/Ac = 134 DU permitted

(3) A rezone will be required at Site Plan to establish zone district boundaries that comply with the densitites shown in this Master Plan

(4) Development may not occur until the bridge over E-470 and at least half of Aurora Parkway is constructed

(5) 0.15 Acres of excess neighborhood park acreage credited towards provided open space to meet requirement totaling 7.41 Acres


EAST AURORA PARKWAY (114' ROW)
FULL ACCESS MOVEMENT
PA-1
MULTI FAMILY / SINGLE FAMILY ATTACHED
10.3 AC.
18.6 DU/AC.
PA-6
OPEN SPACE
3.26 AC.
PA-5
NEIGHBORHOOD PARK
3.0 AC.
PA-7
OPEN SPACE
2.5 AC.
PA-2
SINGLE FAMILY DETACHED
12.5 AC.
2.4 DU/AC.
ROAD A - (80' COLLECTOR)
10 ACRE GRID
PINE DR. (66' COLLECTOR)
PA-3
SINGLE FAMILY DETACHED
26.5 AC.
2.8 DU/AC.
PA-4
SINGLE FAMILY DETACHED
27.1 AC.
2.3 DU/AC.
PA-8
OPEN SPACE
1.5 AC.
LEGEND
Single Family Detached
Multi Family / Single Family Attached
Neighborhood Park
Open Space
Road Right of Way
Property Boundary
Detention
Access Point
SCALE 1"=300'
0
150
300
600



LEGEND

- Road Right of Way
- Potential Future Access Roads
- Property Boundary
- Potential Whelen Tower Location

STANDARD FIRE NOTES

- The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 db and is typically spaced one siren per square mile.
- In newly annexed/developing areas of the city, sirens should be sited on every ½ section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage.
- The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to insure that coordinated coverage is provided on a system wide basis. For specific questions, the Office of Emergency Management can be reached at 303-739-7636 (phone), 303-326-8986 (fax), or afd_oem@auroragov.org.

SCALE 1"=600'

0 300 600 1200

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of the costs for any potential signals interior to the site. The cost of any potential signals along the perimeter of the site will be prorated and determined at Site Plan.

2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.

3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.

4. Parks. Neighborhood park sites shall not exceed 4:1 slopes.

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 MP 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 MP, 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 pond drop structures and other facilities are subject to or 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 shall provide two separate and approved points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site. Development may not occur until the bridge over E-470 and at least half of Aurora Parkway is constructed.

9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.

10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO conflict with the standards within this MP, 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 MP standards.

12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements by the planning commission.