

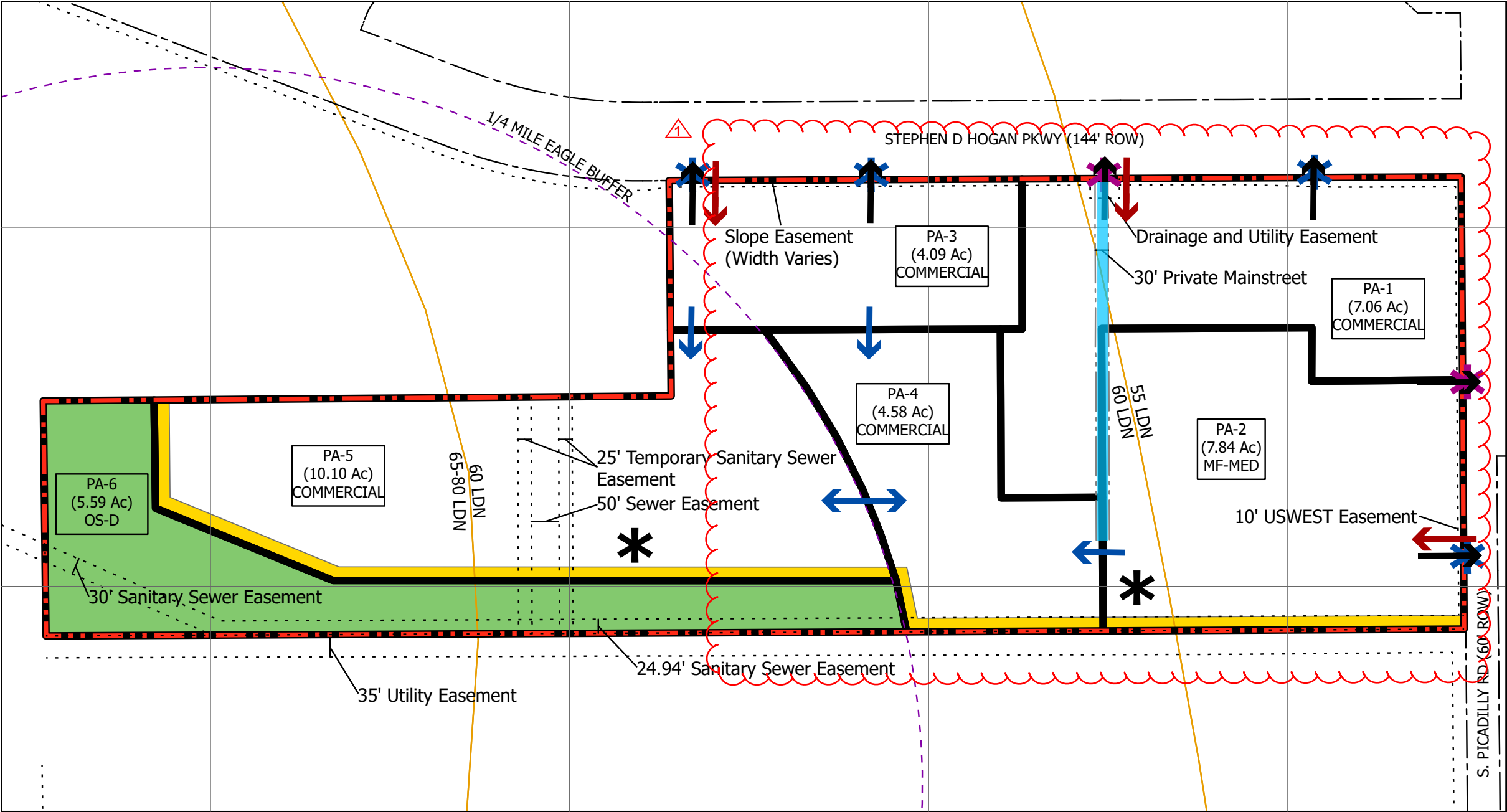
# EAGLE RIDGE

## Master Plan Land Use Map

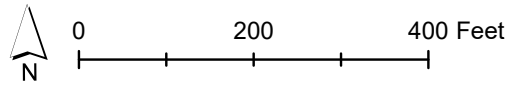
### AMENDMENTS:

△ 5-29-24 -Updated planning  
area boundaries

# TAB 8



EAGLE RIDGE  
LAND USE MAP



Legend

- Project Boundary
- Planning Area Boundary
- Airport Noise Boundary
- 1/4 Mile Eagle Nest Site Buffer
- Open Space
- 25' Special Landscape Buffer
- Easements
- Right of Way
- Mainstreet
- 10 Acre Grid
- Detention Pond
- Primary Entryway
- Secondary Entryway
- Access to Roadway Network
- Primary Access
- Future Internal Connection

- PA-5 may not be developed until the adjacent eagles are confirmed to no longer be nesting and the requirements of CPW and US Fish and Wildlife Service have been met.
- Active construction will be avoided during the breeding season for bald eagles (December 1 - July 31) within the identified development restriction zone. Laydown and staging areas will also be located outside of the development restriction zone.
- All residential structures will be located outside of the 55 LDN boundary.
- Per CPW letter dated 8/19/22, the detention basin with vegetation can be constructed within the 1/8 mile buffer of the eagle's nest. Once constructed, human activity in this area will be limited.
- The Bald Eagle Guidelines published by Colorado Parks and Wildlife clearly note that no Surface Occupancy (NSO) may occur within a 1/4 mile radius of active nests. Additionally, no permitted authorized, or human encroachment activities within 1/2 mile radius of active nest sites from December 1 through July 31 (with the recommendation to extend it fledglings are still present in the nest).



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	N/A	N/A	N/A	100 Year Flood Plain	N/A	N/A	N/A
2. Required Land Dedication Areas for Open Space	PA-6	OS-D	5.59 ac	7.8 acres per 1,000 resident population + 1% of total residential acreage and 2% of total non-residential acreage	N/A	N/A	Required Land Dedication: 5.59 ac Provided Land Dedication: 5.59 ac Open Space shall be dedicated to the City with the first plat of Phase 1.
3. Development Areas	PA-1	COMMERCIAL	7.06 ac	N/A	N/A	28,670 sf	Phase 1 of project construction
Subzone:	PA-2	MF-MED	7.84 ac	N/A	N/A	256 DUs	Phase 1 of project construction
	PA-3	COMMERCIAL	4.09 ac	N/A	N/A	15,100 sf	Phase 2 of project construction
	PA-4	COMMERCIAL	4.58 ac	N/A	N/A	N/A	Phase 3 of project construction
	PA-5	COMMERCIAL	10.10 ac	N/A	N/A	N/A	PA-5 may not be developed until the adjacent eagles are confirmed to no longer be nesting and the requirements of CPW and US Fish and Wildlife Service have been met.
4. Total Map Acreage			39.26 ac				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			N/A				
6. Applicant's Acreage Listed in Application			39.26 ac				
7. Total Flood Plain Acreage			N/A				
8. Total Adjusted Gross MP Acreage			39.26 ac				

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	N/A	N/A	N/A	N/A
10. Total SFA planning areas	N/A	N/A	N/A	N/A	N/A
11. Total MF planning areas	7.84 ac	2.5 persons per unit	N/A	256 DUs	Estimated 640 residents
12. Total Residential	7.84 ac	N/A	N/A	256 DUs	Estimated 640 residents
13. Check for average residential density in each subzone	Line 8 = 39.26 ac	N/A	N/A	256 DUs	Total number of proposed dwelling units is within allowable MP maximum
14. Small lot total for Sub Area C (if utilized)	N/A	N/A	N/A	N/A	N/A
15. Check for maximum allowable number of multifamily units in each subzone	N/A	N/A	N/A	256 DUs	Total number of proposed multifamily units is within allowable MP maximum
16. Total retail planning areas	25.82 ac	N/A	N/A	N/A	N/A
17. Total office planning areas	N/A	N/A	N/A	N/A	N/A
18. Total industrial planning areas	N/A	N/A	N/A	N/A	N/A
19. Total mixed commercial areas	N/A	N/A	N/A	N/A	N/A
20. Total commercial	25.82 ac	N/A	N/A	N/A	N/A
21. Total neighborhood park land	0.00 ac	3.0 acres/1000 residents	N/A	N/A	Requirement of 1.92 acres will be met by applicant cash-in-lieu
22. Total community park land	0.00 ac	1.1 acres/1000 residents	N/A	N/A	Requirement of 0.70 acres will be met by applicant cash-in-lieu
23. Total open space land	5.59 ac	7.8 acres per 1,000 resident population + 1% of total residential acreage and 2% of total non-residential acreage	N/A	N/A	Required Land Dedication: 5.59 ac
24. Total park and open space land	5.59 ac	N/A	N/A	N/A	Required Land Dedication: 8.13 ac (8.14 ac - 2.54 ac cash-in-lieu = 5.59 ac)

## FORM D: 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)
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2. Required Land Dedication Areas for Open Space	PA-6	OS-D	5.59 ac	7.8 acres per 1,000 resident population + 1% of total residential acreage and 2% of total non-residential acreage	N/A	N/A	Required Land Dedication: 5.59 ac Provided Land Dedication: 5.59 ac Open Space shall be dedicated to the City with the first plat of Phase 1.
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	PA-2	MF-MED	7.84 ac	N/A	N/A	256 DUs	Phase 1 of project construction
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4. Total Map Acreage			39.26 ac				
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6. Applicant's Acreage Listed in Application			39.26 ac				
7. Total Flood Plain Acreage			N/A				
8. Total Adjusted Gross MP Acreage			39.26 ac				

## FORM D: Land Use/Density Map Matrix

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)
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10. Total SFA planning areas	N/A	N/A	N/A	N/A	N/A
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12. Total Residential	7.84 ac	N/A	N/A	256 DUs	Estimated 640 residents
13. Check for average residential density in each subzone	Line 8 = 39.26 ac	N/A	N/A	256 DUs	Total number of proposed dwelling units is within allowable MP maximum
14. Small lot total for Sub Area C (if utilized)	N/A	N/A	N/A	N/A	N/A
15. Check for maximum allowable number of multifamily units in each subzone	N/A	N/A	N/A	256 DUs	Total number of proposed multifamily units is within allowable MP maximum
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19. Total mixed commercial areas	N/A	N/A	N/A	N/A	N/A
20. Total commercial	25.82 ac	N/A	N/A	N/A	N/A
21. Total neighborhood park land	0.00 ac	3.0 acres/1000 residents	N/A	N/A	Requirement of 1.92 acres will be met by applicant cash-in-lieu
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23. Total open space land	5.59 ac	7.8 acres per 1,000 resident population + 1% of total residential acreage and 2% of total non-residential acreage	N/A	N/A	Required Land Dedication: 5.59 ac
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## Standard MP 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 Contextual 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 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 preliminary plat or 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 ponds drop structures and other facilities are subject to preliminary plat or site 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 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.
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 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.
13. Design Standards. An MP amendment as per the requirements of Sections 3.9, 3.12, 3.13, and 3.14 of the MP Manual will be required to be submitted either with the application for the MP or as an amendment to the MP to be submitted with the application for the first Preliminary Plat or Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)