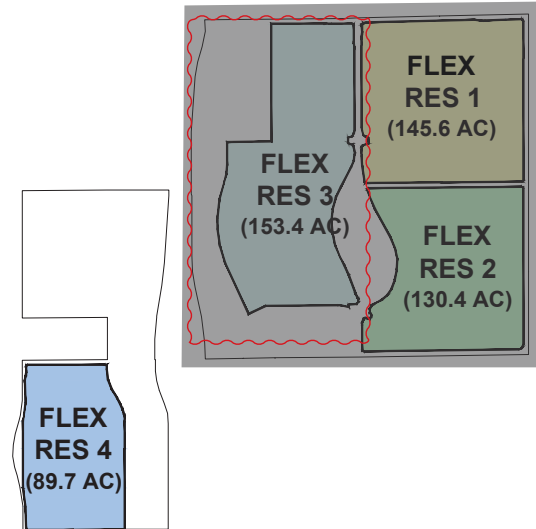


tab 8
LAND USE MAP AND MATRIX

WINDLER
MASTER PLAN

LAND USE MAP

KEYMAP



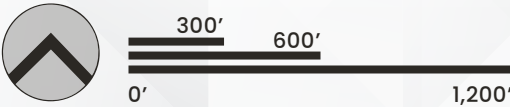
NOTES

Planning areas depicted for Open Space, Neighborhood Park and School are for acreage only. Final location, configuration, and shape will be determined at time of Site Plan.

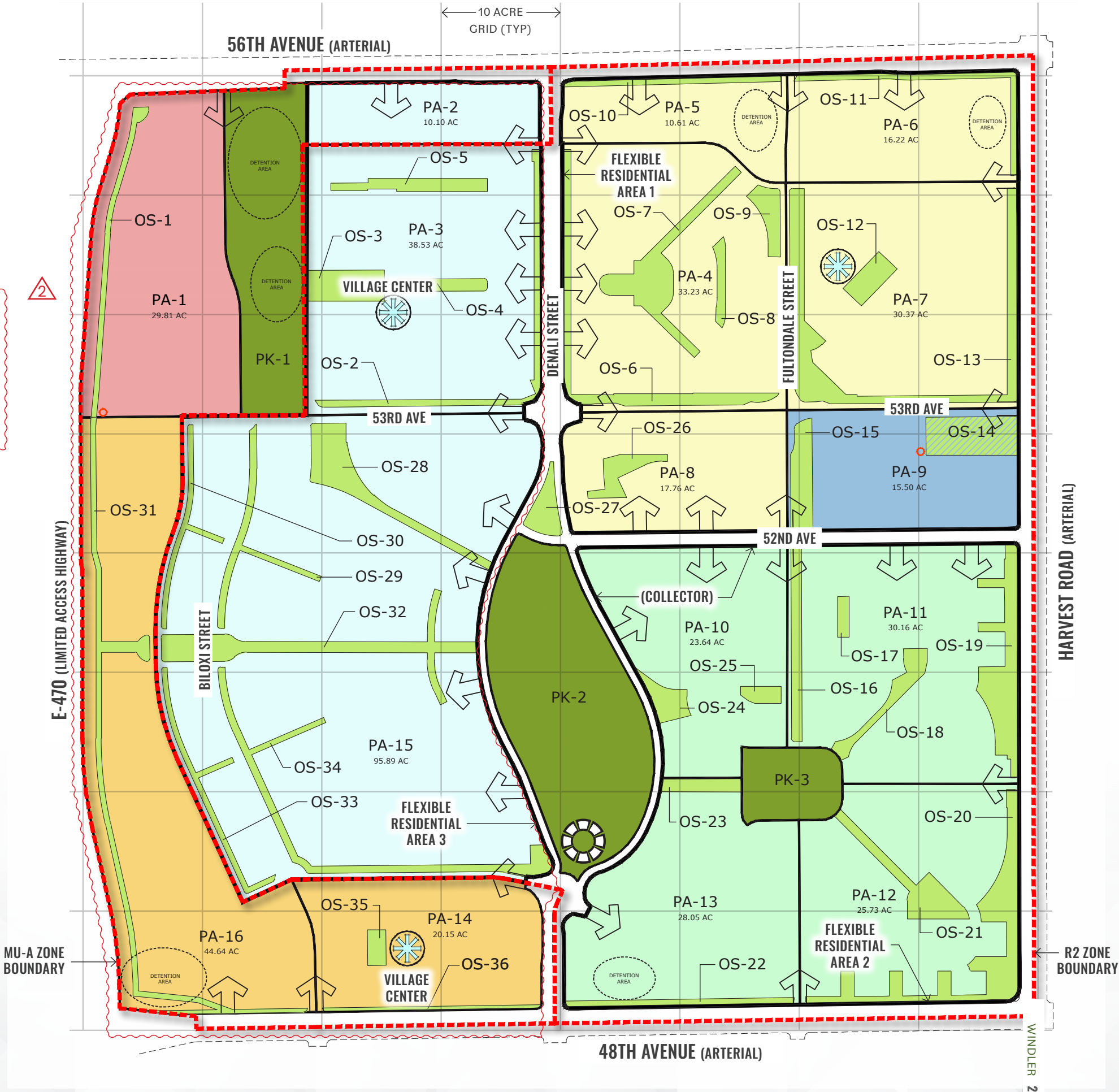
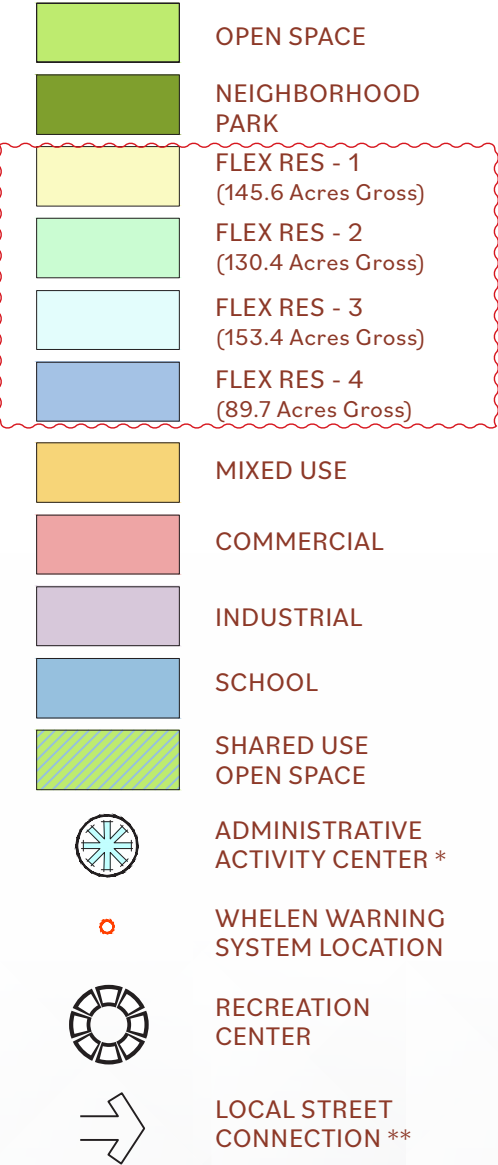
* The exact location of Administrative Activity Centers shall be determined at site plan submittal. Locations will comply with Section 146-5.4.3 unless an adjustment is approved by the Planning Commission

** Local street placement will be determined at time of site plan. Additional street connectivity may be required to meet the UDO standards

2 UPDATES TO PLANNING AREAS, OPEN SPACES & NEIGHBORHOOD BOUNDARIES

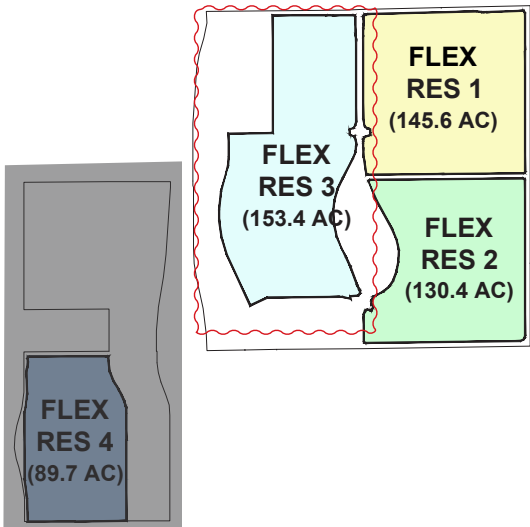


LEGEND

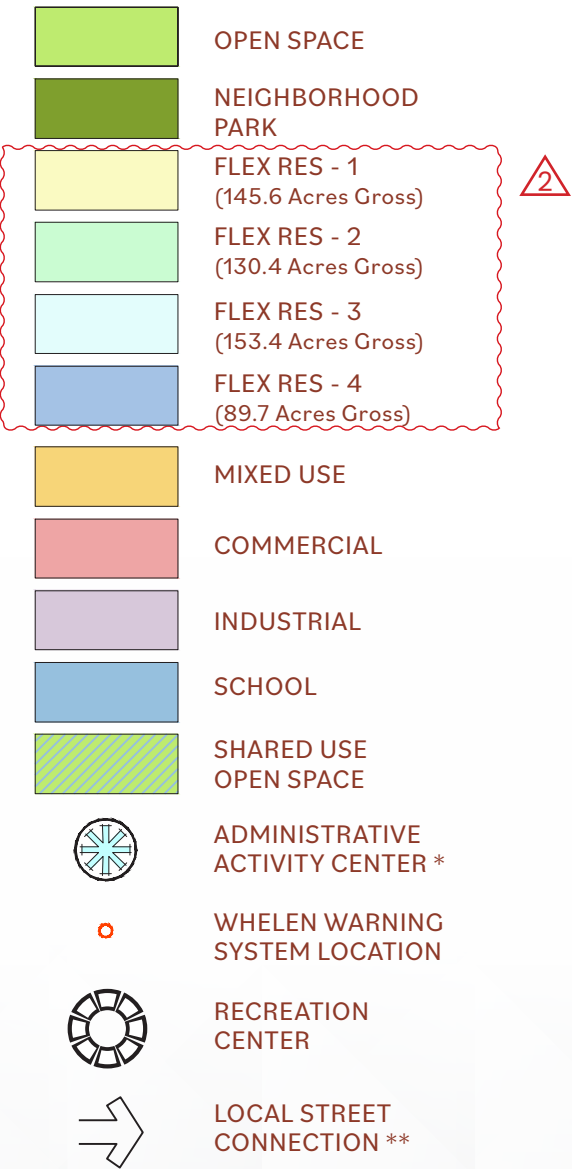


LAND USE MAP

KEYMAP



LEGEND



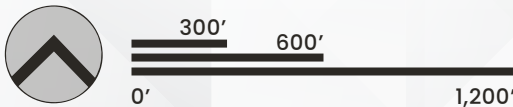
NOTES

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* The exact location of Administrative Activity Centers shall be determined at site plan submittal. Locations will comply with Section 146-5.4.3 unless an adjustment is approved by the Planning Commission

** Local street placement will be determined at time of site plan. Additional street connectivity may be required to meet the UDO standards

2 UPDATES TO PLANNING AREA I.D. NUMBERS



LAND USE MATRIX

FORM D: LAND USE MAP MATRIX							
A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land In Acres	E. Land Use Formula	F. Maximum Potential Density by Code (In du's or sf)	G. Actual Proposed Maximum Density (In du's or sf)	H. Phasing, Details & Comments
1. Flood Plain Areas							
2. Required Land Dedication Areas for Parks, Fire Stations, Police Stations, Libraries	PA-9	SCHOOL	15.50		N/A	N/A	Combined with the co-located OS-14, Total School Site Area is 18.0 Acres; Includes Whelen Warning System Dedication
	OS-1	OPEN SPACE	1.46	7.8 ac/1,000 residents	N/A	N/A	
	OS-2	OPEN SPACE	2.15	7.8 ac/1,000 residents	N/A	N/A	
	OS-3	OPEN SPACE	1.68	7.8 ac/1,000 residents	N/A	N/A	
	OS-4	OPEN SPACE	0.76	7.8 ac/1,000 residents	N/A	N/A	
	OS-5	OPEN SPACE	1.22	7.8 ac/1,000 residents	N/A	N/A	
	OS-6	OPEN SPACE	3.09	7.8 ac/1,000 residents	N/A	N/A	
	OS-7	OPEN SPACE	3.03	7.8 ac/1,000 residents	N/A	N/A	
	OS-8	OPEN SPACE	0.53	7.8 ac/1,000 residents	N/A	N/A	
	OS-9	OPEN SPACE	0.90	7.8 ac/1,000 residents	N/A	N/A	
	OS-10	OPEN SPACE	1.10	7.8 ac/1,000 residents	N/A	N/A	
	OS-11	OPEN SPACE	1.62	7.8 ac/1,000 residents	N/A	N/A	
	OS-12	OPEN SPACE	0.91	7.8 ac/1,000 residents	N/A	N/A	
	OS-13	OPEN SPACE	5.65	7.8 ac/1,000 residents	N/A	N/A	
	OS-14	OPEN SPACE	2.50	7.8 ac/1,000 residents	N/A	N/A	Shared Use Open Space/ co-located with School Site (PA-9)
	OS-15	OPEN SPACE	1.61	7.8 ac/1,000 residents	N/A	N/A	
	OS-16	OPEN SPACE	1.43	7.8 ac/1,000 residents	N/A	N/A	
	OS-17	OPEN SPACE	0.33	7.8 ac/1,000 residents	N/A	N/A	
	OS-18	OPEN SPACE	1.21	7.8 ac/1,000 residents	N/A	N/A	
	OS-19	OPEN SPACE	3.66	7.8 ac/1,000 residents	N/A	N/A	
	OS-20	OPEN SPACE	5.04	7.8 ac/1,000 residents	N/A	N/A	
	OS-21	OPEN SPACE	1.97	7.8 ac/1,000 residents	N/A	N/A	
	OS-22	OPEN SPACE	1.16	7.8 ac/1,000 residents	N/A	N/A	
	OS-23	OPEN SPACE	0.79	7.8 ac/1,000 residents	N/A	N/A	
	OS-24	OPEN SPACE	0.95	7.8 ac/1,000 residents	N/A	N/A	
	OS-25	OPEN SPACE	0.45	7.8 ac/1,000 residents	N/A	N/A	
	OS-26	OPEN SPACE	0.99	7.8 ac/1,000 residents	N/A	N/A	
	OS-27	OPEN SPACE	1.02	7.8 ac/1,000 residents	N/A	N/A	
	OS-28	OPEN SPACE	2.81	7.8 ac/1,000 residents	N/A	N/A	
	OS-29	OPEN SPACE	1.36	7.8 ac/1,000 residents	N/A	N/A	
	OS-30	OPEN SPACE	0.94	7.8 ac/1,000 residents	N/A	N/A	
	OS-31	OPEN SPACE	3.42	7.8 ac/1,000 residents	N/A	N/A	
	OS-32	OPEN SPACE	3.78	7.8 ac/1,000 residents	N/A	N/A	
	OS-33	OPEN SPACE	1.18	7.8 ac/1,000 residents	N/A	N/A	
	OS-34	OPEN SPACE	3.07	7.8 ac/1,000 residents	N/A	N/A	
	OS-35	OPEN SPACE	0.46	7.8 ac/1,000 residents	N/A	N/A	
	OS-36	OPEN SPACE	0.59	7.8 ac/1,000 residents	N/A	N/A	
	OS-37	OPEN SPACE	0.50	7.8 ac/1,000 residents	N/A	N/A	
	OS-38	OPEN SPACE	2.72	7.8 ac/1,000 residents	N/A	N/A	
	OS-39	OPEN SPACE	1.05	7.8 ac/1,000 residents	N/A	N/A	
	OS-40	OPEN SPACE	2.10	7.8 ac/1,000 residents	N/A	N/A	
	OS-41	OPEN SPACE	1.90	7.8 ac/1,000 residents	N/A	N/A	
	OPEN SPACE SUBTOTAL		73.09				Does not include School site (PA-9)
	PK-1	NEIGHBORHOOD PARK	17.38	3.0 ac/1,000 residents	N/A	N/A	8.5 Acres of Detention, 2.6 Acres Stormwater Quality
	PK-2	NEIGHBORHOOD PARK	25.47	3.0 ac/1,000 residents	N/A	N/A	5,000 SF Community Center Facility
	PK-3	NEIGHBORHOOD PARK	5.00	3.0 ac/1,000 residents	N/A	N/A	
	PK-4	NEIGHBORHOOD PARK	14.77	3.0 ac/1,000 residents	N/A	N/A	17,700 SF public/private buildings
	PARKS SUBTOTAL		62.62				

PARK TYPE SUMMARY TABLE

Park Type	Min. Size	Qualifies for	Unique/Standards
Neighborhood Park	5 acres to be eligible for dedication	Park Credit	PROS Standards
Pocket Park	Min. 1/2 acre, Max 5 acres	Park or Open Space Credit	PROS Standards
Mini Park	Min. 1/2 acre	Open Space Credit & 800' FRLO requirement	PROS Standards
Local Park	Min. 10,000 sq.ft.	Open Space Credit & 800' FRLO Requirement	WINDLER Standards
Linear Park	Min. 15,000 sq.ft.	Open Space Credit & 800' FRLO Requirement	WINDLER Standards
Parklet	Less than 10,000 sq.ft.	800' FRLO Requirement	WINDLER Standards

tab 8

LAND USE MATRIX

2

FORM D: LAND USE MAP MATRIX							
A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land In Acres	E. Land Use Formula	F. Maximum Potential Density by Code (In du's or sf)	G. Actual Proposed Maximum Density (In du's or sf)	H. Phasing, Details & Comments
3. Development Areas	PA-1	MIXED COMM	29.81	N/A	N/A	324,000 SF	MU-A Zone District; Includes Whelen Warning System Dedication
	PA-14	SFD/SFA	2.15	40 DU/AC	86 DU	86 DU	MU-A Zone District;
		MF	8	40 DU/AC	320 DU	320 DU	10.0 Acre Activity Center
		COMMERCIAL	10.00	N/A	N/A	130,000 SF	Designation (MU-C)
	PA-16	MIXED COMM	34.64	N/A	N/A	378,000 SF	MU-A Zone District
		MF	10.00	40 DU/AC	400 DU	345 DU	MU-A Zone District
	FLEXIBLE RESIDENTIAL AREA 1 *	FLEXIBLE RESIDENTIAL	108.19	12.0 du/ac	1,298	1,294	Flexible Residential Lot Option Designation
	PA-4	SFD/SFA-FLEX	33.23	N/A	N/A	316 DU	
	PA-5	MF	10.61	N/A	N/A	228 DU	Detention area excluded
	PA-6	MF	16.22	N/A	N/A	322 DU	Detention area excluded
	PA-7	SFD/SFA-FLEX	29.87	N/A	N/A	269 DU	0.5 Acre Activity Center
		COMMERCIAL	0.50	50,000 GFA	50,000 GFA	5,000 SF	Designation (MU-N)
	PA-8	SFD/SFA-FLEX	17.76	N/A	N/A	160 DU	
	FLEXIBLE RESIDENTIAL AREA 2 *	FLEXIBLE RESIDENTIAL	107.58	12.0 du/ac	1,291	1,094	Flexible Residential Lot Option Designation
	PA-10	SFD/SFA FLEX	23.64	N/A	N/A	185 DU	
	PA-11	SFD/SFA FLEX	30.16	N/A	N/A	206 DU	
	PA-12	SFD/SFA FLEX	25.73	N/A	N/A	205 DU	
	PA-13	SFD/SFA FLEX	21.55	N/A	N/A	160 DU	
		MF	6.5	N/A	N/A	338 DU	
	FLEXIBLE RESIDENTIAL AREA 3 *	FLEXIBLE RESIDENTIAL	144.34	12.0 du/ac	1,732	1,187	Flexible Residential Lot Option Designation
	PA-2	MF	10.10	N/A	N/A	303 DU	MU-A Zone District
	PA-3	SFD/SFA FLEX	36.35	N/A	N/A	400 DU	2 Acre Activity Center Designation
		COMMERCIAL	2.00	50,000 GFA	50,000 GFA	25,000 SF	(MU-N)
	PA-15	SFD/SFA FLEX	92.89	N/A	N/A	697 DU	
		MF	3	N/A	N/A	90 DU	
	FLEXIBLE RESIDENTIAL AREA 4 *	FLEXIBLE RESIDENTIAL	66.68	12.0 du/ac	800	567	Flexible Residential Lot Option Designation
	PA-23	SFD/SFA FLEX	20.50	N/A	N/A	209 DU	
	PA-24	SFD/SFA FLEX	13.24	N/A	N/A	118 DU	
	PA-25	SFD/SFA FLEX	32.94	N/A	N/A	240 DU	
	PA-17	IND	35.55	N/A	N/A	2200000 ¹ / 3300000 ²	Includes Whelen Warning System Dedication, AD Zone District
	PA-18	IND	9.66	N/A	N/A		AD Zone District
	PA-19	IND	44.61	N/A	N/A		AD Zone District
	PA-20	IND	56.61	N/A	N/A		AD Zone District
4. Total Map Acreage			819.03				
5. Less 1/2 Perimeter Streets Not Owned by Application			33.05				
6. Applicant's Acreage Listed in Application			852.08				
7. Total Flood Plain Acreage			0				
8. Total Adjusted Gross MP Acreage			852.08				

NOTE:

1.

PLANNING AREAS 21-22 WERE ELIMINATED FROM THE WINDLER MASTER PLAN AS THEY WERE NO LONGER NEEDED.

2.

PLANNING AREAS 23-25 ARE ASSOCIATED WITH APPROVED DOCUMENTS WITH THE CITY OF AURORA AND SO REMAIN A PART OF THE WINDLER MASTER PLAN.

2

UPDATES TO PLANNING AREA I.D. NUMBERS, ACREAGES, UNIT COUNTS, NON-RES SQUARE FOOTAGE & MU-A RESIDENTIAL ANALYSIS

2

MU-A ZONE DISTRICT RESIDENTIAL ANALYSIS	
MU-A Zoned Acreage	135.296 Acres
Maximum Residential Acreage by Code	67.648 Acres
Maximum SFD Residential Acreage by Code	33.824 Acres

Note: The intent with the MU-A Residential Analysis is to define the maximum acreage of Single Family Detached allowed within the MU-A zone district per City of Aurora Code

WHELEN WARNING SYSTEM REQUIREMENTS:

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 ENSURE 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 (EMAIL) AFD_OEM@AURORAGOV.ORG.

tab 8

LAND USE MATRIX

2

FORM D: LAND USE MAP MATRIX					
A. Land Use Item	D. Gross Land In Acres	E. Land Use Formula	F. Maximum Potential Density by Code (In du's or sf)	G. Actual Proposed Maximum Density (In du's or sf)	H. Phasing, Details & Comments
9. Total SFD planning areas	N/A	2.65 persons per unit	N/A	1,300	Estimated Residents = 3,445
10. Total SFA planning areas	N/A	2.65 persons per unit	N/A	1,950	Estimated Residents = 5,168
11. Total MF planning areas	N/A	2.50 persons per unit	N/A	1,946	Estimated Residents = 4,865
12. Total Residential	444.44	N/A	N/A	5,196	Estimated Residents = 13,477
13. Check for average residential density in each subzone	852.08	6 DU/AC	N/A	5,196	
14. Small Lot Total			N/A		
15. Check for maximum allowable number of multifamily units in each subzone			N/A		
16. Total Retail	0	N/A	TBD	-	
17. Total Office	0	N/A	TBD	-	
18. Total Industrial	146.43	N/A	TBD	2,200,000 ¹ / 3,300,000 ²	
19. Total Mixed Commercial	64.45	N/A	N/A	702,000	
20. Total Commercial	12.50	N/A	N/A	160,000	
21. Total Neighborhood Park Land	62.62 **	3.0 acres / 1000 residents	N/A		Required Land Dedication = 40.43
22. Total Community Park Land	0.00	1.1 acres / 1000 residents	N/A		Required Land Dedication = 14.82
23. Total Open Space Land	73.09 ***	7.8 acres / 1000 residents	N/A		Required Land Dedication = 105.12
24. Total Park & Open Space Land	135.71		N/A		Required Land Dedication = 160.38

* Contiguous Area related to Flexible Residential Lot Option Areas shall also include the Open Space and Park acreage found within their boundaries, as displayed in the Land Use Map.

** Dedication acreage provided in excess of required Neighborhood Park Land shall be applied to Open Space Land Dedication requirements.

*** Additional Open Space Land Dedication to be provided internal to Planning Areas at time of Site Plan - as outlined in Tab 9: Form J.

1. If IND - then 2,200,000 SF.
2. If Data Center - then 3,300,000 SF.
NOTE: In the case of Planning Areas 17, 18, 19, and 20 potentially being developed for a Data Center all dimensional standards will be accommodated including required setbacks, parking, loading, landscaping, screening, buffering, fire access, refuse/ recycling as outlined in the City of Aurora’s Unified Development Ordinance.”

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 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. 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 crossings 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 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 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. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)