



LAND USE MAP  
LAND USE MATRIX  
STANDARD NOTES

**AMENDMENTS:**

⚠ 1-30-24 - Removed PA-3 and PA-12. Revised PA-11 and PA-13. Updated Form D for new acreage, updated DU for PA-10, removed requirement for rezoning and added approved rezoning information, updated neighborhood boundary, added updated detention pond locations, updated "Village Towers" to "Village Flats", updated park dedication numbers, updated proposed density to 920, updated PA-10 from MFA to MF, moved Form F-1 to TAB 10, added dedication note.

TAB 8

# LAND USE MAP, MATRIX AND STANDARD NOTES

The attached Land Use Map delineates the following items:

- Locations of all planning areas, labeled with planning area number and land use code
- Ten acre reference grid
- Indications of all proposed detention/retention ponds
- Locations of planning areas that indicate all open space and park areas to be counted toward fulfillment of Parks and Open Space Department's requirements

The City Standard Master Plan notes are included in this TAB. The following notes have been modified to more accurately reflect the Aurora One project:

- Modification to standard note 1
- Modification to standard note 2
- Modification to standard note 8
- Modification to standard note 10 (UDO code sections)
- Modification to standard note 14
- Deletion of standard note 15
- Addition of note 15
- Addition of note 16

All notes have been updated to use the following terms:

- "FDP" replaced with "Master Plan"
- "Site Plan" replaced with "Site Plan"
- "Waivers" replaced with "Adjustments"

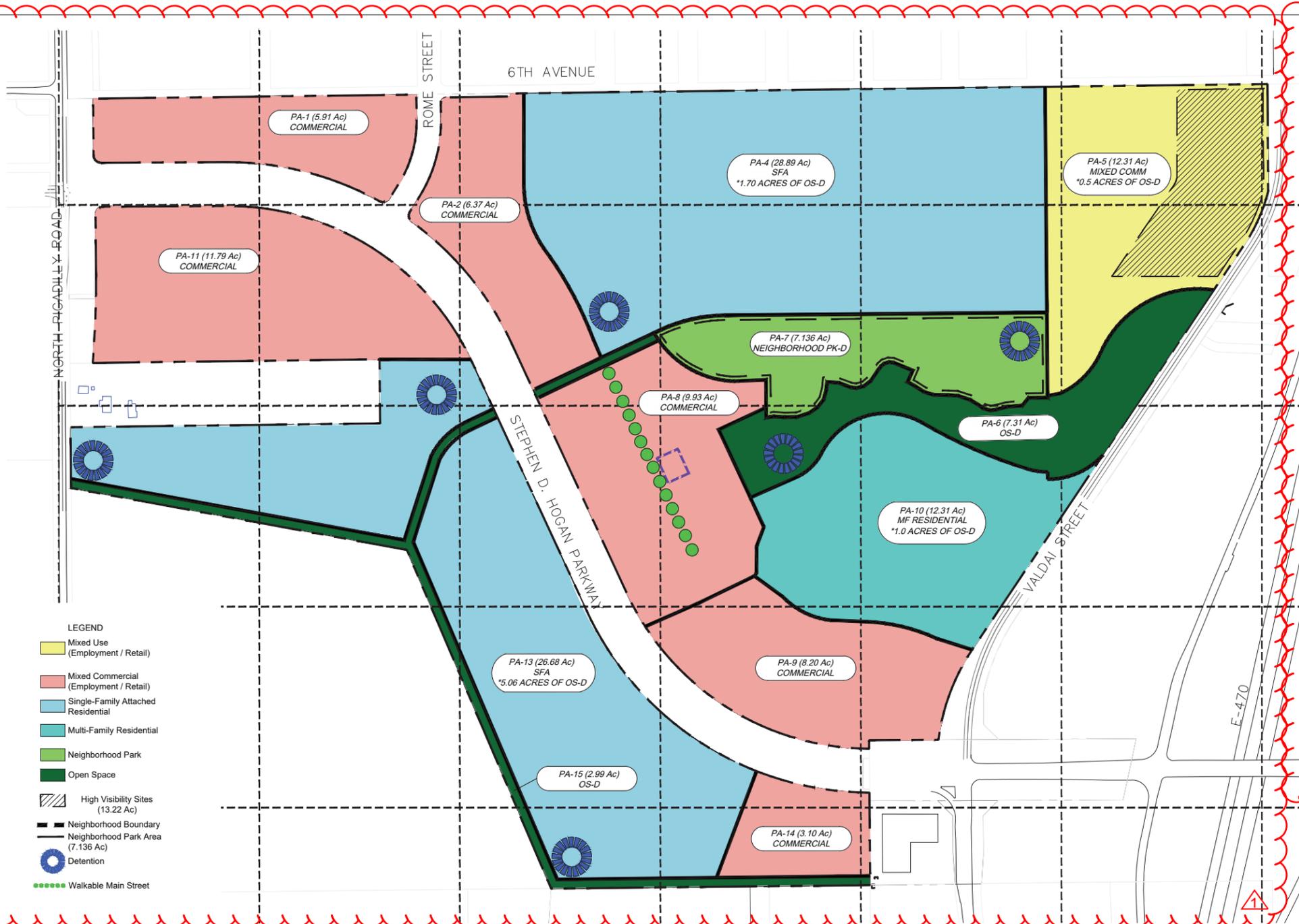
## ADJUSTMENTS

At the time this Master Plan was developed, no adjustments were anticipated. However, due to the potential for an extended development timeline, the Applicant reserves the right to request adjustments at the time of Site Plan or Preliminary Plat submittal that do not require additional Master Plan amendments.

# FORM D - LAND USE MAP MATRIX

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)	
1. Flood Plain Areas	NA							
DEDICATED LAND								
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Libraries	PA-6	OS-D	7.31	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B	
	PA-7	NEIGHBORHOOD PK-D	7.136	3.0 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B	
	PA-15	OS-D	2.99	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B	
MIXED COMMERCIAL								
3. Development Areas	PA-1	COMMERCIAL	5.91	N/A	N/A	20,933		
	PA-2	COMMERCIAL	6.37	N/A	N/A	22,563		
	PA-8	COMMERCIAL	9.93	N/A	N/A	35,172		
	PA-9	COMMERCIAL	8.20	N/A	N/A	29,044		
	PA-11	COMMERCIAL	11.79	N/A	N/A	41,760		
	PA-14	COMMERCIAL	3.1	N/A	N/A	10,980		
	MIXED-USE							
	PA-5	MIXED COMM	12.31	N/A	N/A	43,602	Mixed Comm may also contain mixed-use	
	SINGLE FAMILY ATTACHED RESIDENTIAL							
	PA-4	SFA	28.89	N/A	N/A	12 DU/ac. 300 Units	No residential density stated in UDO Table 4.2-3	
	PA-13	SFA	26.68	N/A	N/A	12 DU/ac. 220 Units	No residential density stated in UDO Table 4.2-3	
	MULTI-FAMILY RESIDENTIAL							
	PA-10	MF	12.31	N/A	N/A	40 DU/ac. 400 Units	Multi-family residential may also contain commercial **PA numbers 3 and 12 are intentionally excluded**	
	4. Total Map Acreage (total figures above)			142.93				
5. Less 1/2 of perimeter Streets Not owned by applicant			Only 1/2 included					
6. Applicants Acreage Listed in Application (line 4. minus line 5.)			142.926					
7. Total Flood Plain Acreage			0					
8. Total Adjusted Gross FDP Acreage (line 4. minus line 7.)			142.93					

FORM D1: LAND USE MAP MATRIX					
A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Details and Comments (include phase number or triggering event)
9. Total SFD planning areas	NA	2.65 persons per unit	NA	0	Estimated 0 residents
10. Total SFA planning areas				12 DU/Ac	Estimated 1,378 residents
11. Total MFA planning areas	55.57	2.65 persons per unit	NA	520 Units	PA-4 AND PA-13
12. Total residential	12.31	2.5 persons per unit	NA	400 Units	Estimated 1,000 residents PA-10
13. Check for average residential density in each subzone	67.88	NA	NA	920	2,378 estimated residents
14. Small Lot Total		DUs per acre x line 8	NA		
15. Check for maximum allowable number of multifamily units in each subzone	NA		NA		
16. Total Retail	45.3	NA	NA		
17. Total Office Mixed Use	NA	NA	NA		
18. Total Industrial	NA	NA	NA		
19. Total Commercial Mixed Use	12.31		250,000		Includes PA-5
*commercial mixed use may include office and retail uses					
20. Total Neighborhood Park Land	7.136	3.0 acres/1,000 residents			Required Land Dedication = 7.134 Ac.
21. Total Community Park Land	0.00	1.1 acres/1,000 residents			
22. Total Open Space Land	10.3				Required Land Dedication = 18.55 Ac. To be determined at site plan: PA-5 = 0.5 acres PA-4 = 1.70 acres PA-10 = 1.0 acres PA-13 = 5.06 acres
23. Total Park and Open Space Land	17.44	7.8 acres/1,000 residents			Required on-site land dedication of 25.68 acres will be met with a total of 25.70 acres on-site



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1. Flood Plain Areas							
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Libraries							
3. Development Areas							
4. Total Map Acreage (total figures above)							
5. Less 1/2 of perimeter Streets Not owned by applicant							
6. Applicants Acreage (listed in Application (line 4, minus line 5))							
7. Total Flood Plain Acreage							
8. Total Adjusted Gross FDP Acreage (line 4, minus line 7.)							

FORM D1: LAND USE MAP MATRIX					
A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Details and Comments (include phase number or triggering event)
9. Total SFD planning areas					
10. Total SFA planning areas					
11. Total MFA planning areas					
12. Total residential					
13. Check for average residential density in each subzone					
14. Small Lot Total					
15. Check for maximum allowable number of multifamily units in each subzone					
16. Total Retail					
17. Total Office Mixed Use					
18. Total Industrial					
19. Total Commercial Mixed Use					
20. Total Neighborhood Park Land					
21. Total Community Park Land					
22. Total Open Space Land					
23. Total Park and Open Space Land					

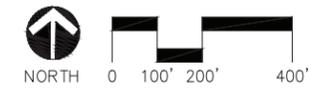
- NOTES:**
- THIS MASTER PLAN SHALL REPLACE ANY DOCUMENTS, FDP OR GDP THAT PREVIOUSLY EXISTED FOR THIS SITE.
  - IN AN EFFORT TO PROVIDE CITY-WIDE EMERGENCY FIRE AND MEDICAL RESPONSE AS WELL AS EMERGENCY NOTIFICATION WITHIN PROPOSED DEVELOPMENTS; THE FOLLOWING ITEMS MAY BE REQUIRED AT THE SUBMITTAL OF THE MASTER PLAN, SUBMITTAL OF A PRELIMINARY PLAT, WITH A SIGNIFICANT SITE PLAN AMENDMENT OR WITH SITE PLAN RENEWAL. THESE REQUIREMENTS ARE INTENDED TO ALLOW FOR ALL INDIVIDUALS AND BUSINESSES LOCATED WITHIN THE CITY OF AURORA TIMELY EMERGENCY RESPONSE AND EMERGENCY NOTIFICATION IN A MANNER THAT STRIVES TO DISTRIBUTE SERVICES IN A COST EFFECTIVE MANNER EQUALLY THROUGHOUT THE COMMUNITY.
    - ONE TEMPORARY FIRE STATION MAY BE REQUIRED
    - ONE PERMANENT FIRE STATION MAY BE REQUIRED
    - WHELAN WARNING SYSTEM SITES

CRITERIA FOR REQUIRING TEMPORARY FIRE STATIONS IN DEVELOPMENTS AND/OR ANNEXED AREAS THIS SITE WILL NOT REQUIRE A PERMANENT OR TEMPORARY FIRE STATION REQUIREMENT DUE TO THE HORIZON SITE TO THE NORTH ALREADY COMPENSATING FOR THESE REQUIREMENTS.

- WHELAN WARNING SYSTEM REQUIREMENTS**
- BESIDES THE OBVIOUS NEED TO PROVIDE EMERGENCY SIREN WARNINGS TO RESIDENTIAL AREAS WITHIN THE CITY, OUTDOOR RECREATION AREAS SUCH AS SPORTS FIELDS AND GOLF COURSES,

ETC. ARE IMPORTANT AREAS TO COVER WITH OUTDOOR WARNING SYSTEMS. MANY OF OUR SIRENS ARE PLACED ON SCHOOL GROUNDS BECAUSE OF THEIR LOCATION AND POPULATION. THE NUMBER AND PLACEMENT OF ELEMENTARY SCHOOLS IN NEWLY DEVELOPED AREAS CAN ROUGHLY GAUGE POPULATION DENSITY. IT IS REASONABLE TO ASSUME THAT SOME FUTURE SITES COULD BE ON PUBLIC PROPERTY, SUCH AS FIRE STATIONS, LIBRARIES, GOLF COURSES, COMMUNITY PARK, NEIGHBORHOOD PARK, OPEN SPACE AND OTHER CITY PROPERTY SO LONG AS THE SITE DELIVERS OPTIMUM COVERAGE AND HAS ADEQUATE ACCESS FOR INSTALLATION AND SERVICE.

- SITE SELECTION CAN BE DETERMINED BY SEVERAL DIFFERENT METHODS. IN THE PAS, THE POPULATION DENSITY OF THE CORE OR AURORA DICTATED SITE SELECTION TO INSURE OVERLAPPING OR EDGE TO EDGE COVERAGE. NEW DEVELOPMENTS AND FUTURE ANNEXATIONS INTO THE CITY REQUIRES A DIFFERENT METHOD OF DETERMINING SIREN SITES DUE TO OVERLAPPING COVERAGE, OPENS SPACES BETWEEN DEVELOPING AREAS, RECREATIONAL SITES AND POPULATION DENSITIES.
- THE FEMA REQUIREMENT FOR THE OUTDOOR EMERGENCY WARNING SYSTEM IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY USES THE WHELAN SIREN SYSTEM AND 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. SOUND PROPAGATION FROM THE WPS-2900 SERIES OMNI-DIRECTIONAL SIREN IS 70 DB AT 3000 FEET WITH THE STANDARD 50 FOOT TOWER (THIS HEIGHT IS AN OSHA REQUIREMENT.) THIS DOES NOT TAKE INTO ACCOUNT TOPOGRAPHY OR OBSTRUCTIONS SUCH AS BUILDINGS. SOME



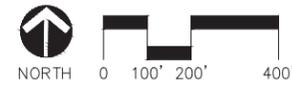
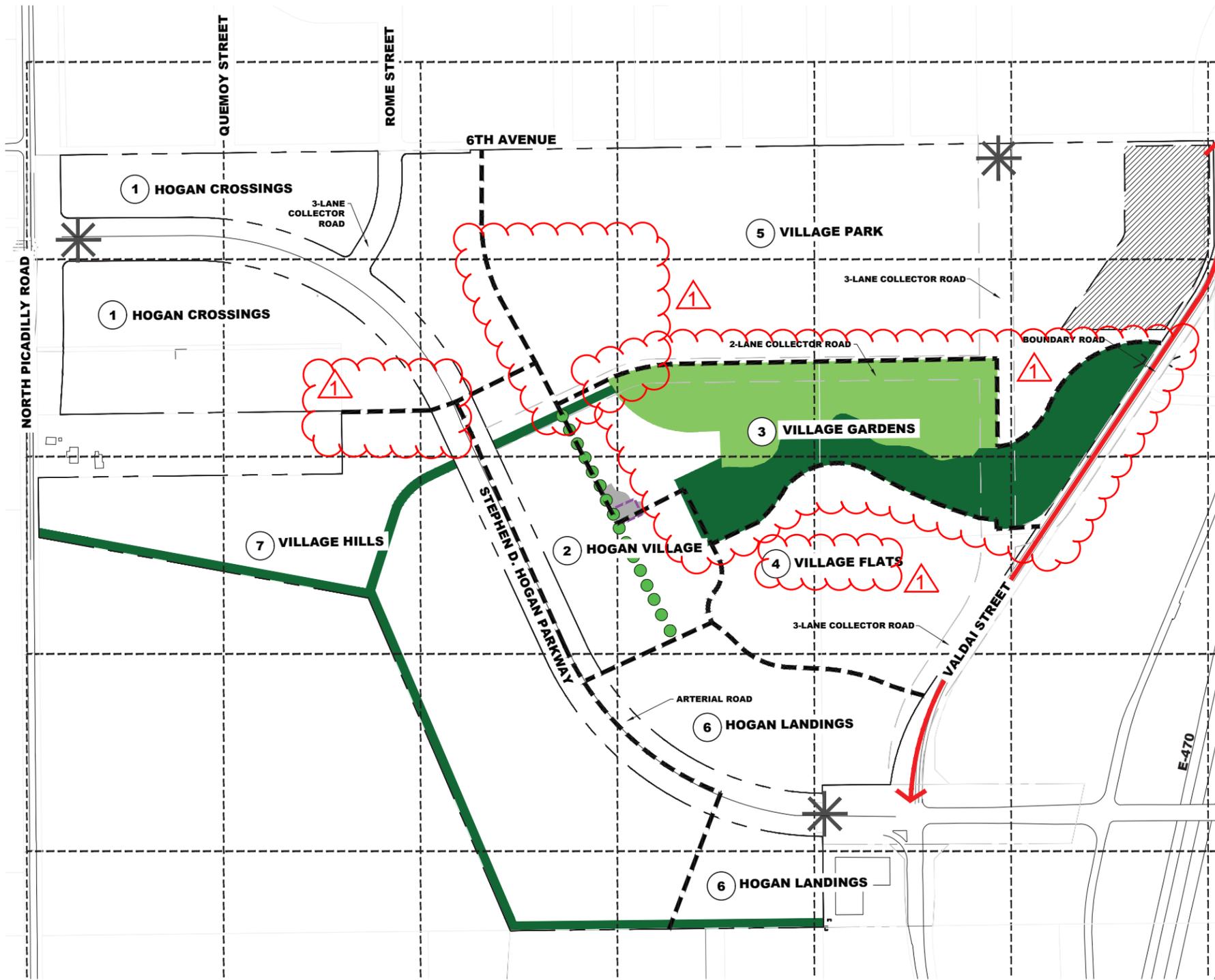
- OVERLAP, OR AT LEAST EDGE TO EDGE COVERAGE, IS DESIRABLE, RESULTING IN NEW SIRENS BEING PLACED 6000 FEET OR APPROXIMATELY 1.14 MILES APART ON FLAT GROUND.
- IN NEWLY ANNEXED/DEVELOPED AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY 1/2 SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE 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.
  - 10'X10' LAND DEDICATION FOR WHELAN WARNING SYSTEM WILL BE REQUIRED AT TIME OF PLATING.

CITY COUNCIL APPROVED THE REZONING JUNE 27, 2022; CASE # 2005-2041-02

**WARE MALCOMB**

associates inc.  
2953 South Peoria Street, Ste 101  
Aurora, Colorado 80014  
303-770-7201 FAX 770-7132

**AURORA ONE MASTER PLAN LAND USE PLAN**



- LEGEND
- Property Line
  - High Visibility Sites
  - Boundary Road
  - Walkable Main Street
  - Primary Project Entrance
  - Plaza Space
  - Park
  - Focal Point
  - Neighborhoods

AURORA ONE  
MASTER PLAN  
MU-R  
COMPLIANCE  
MAP  
TAB #8

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# STANDARD MASTER PLAN NOTES

## 5.5 Standard Master Plan Notes

Include these standard notes on the cover sheet of your final Master Plan drawing mylars:

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.** Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. **Archaeological Finds.** The 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 developers have 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. The 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 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 crossing that meet all city standards. The developer/applicant is required to provide all off-site 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 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 outline in the Unified Development Ordinance or the code in effect at the time of site plan submittal apply to this Master Plan. Where the standards outlined in the Unified Development Ordinance conflict with standards within the 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.
12. **Master Plan Adjustments.** Except for 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 adjustment as per the requirements of the Unified Development Ordinance will be required to be submitted either with the application or as an adjustment 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. (These policies are pending completion.)
15. **Major arterial medians to be privately maintained** shall be designed and constructed in accordance with PROS Private Median Standards. (These policies are pending completion.)