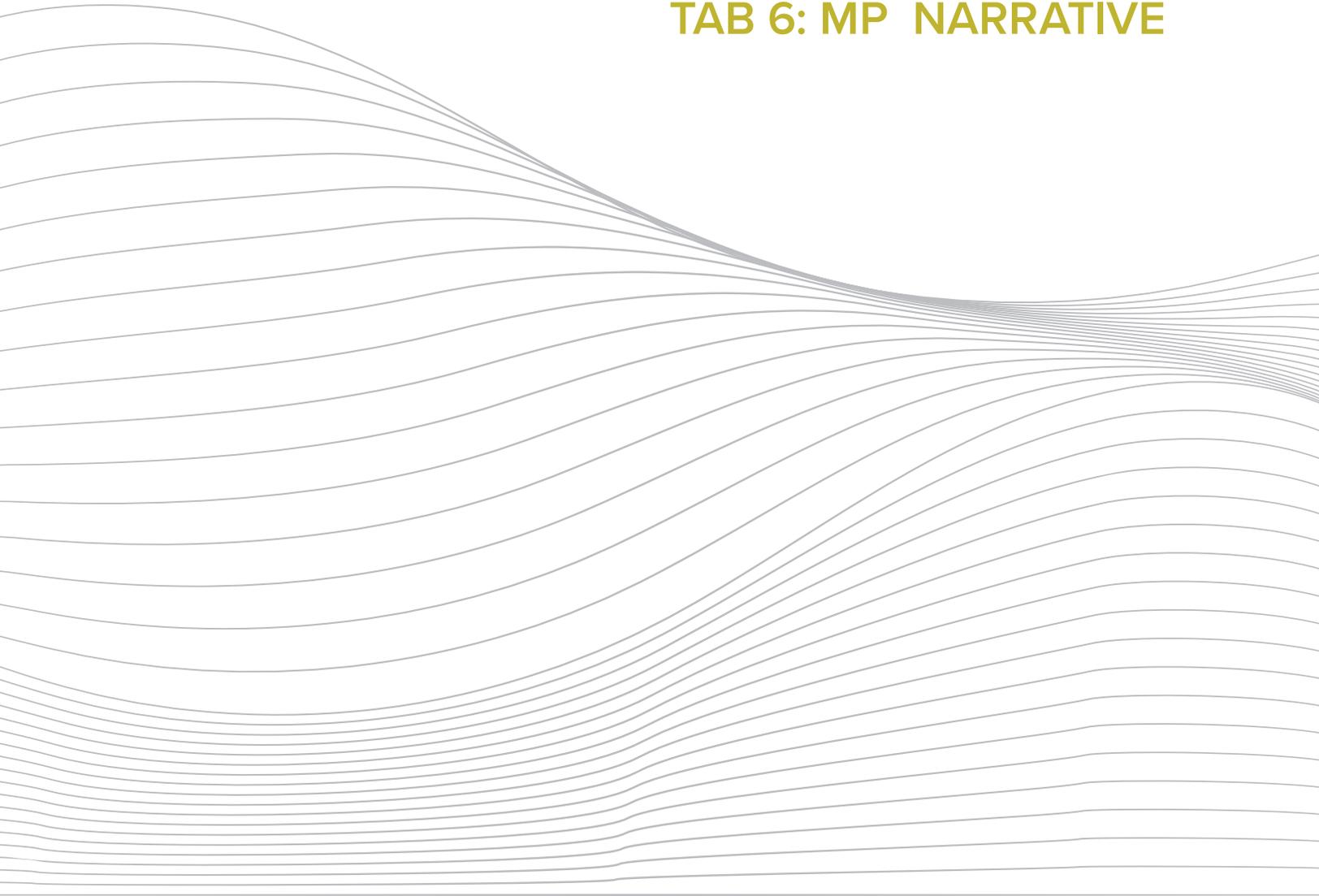


TAB 6: MP NARRATIVE



MP Narrative

1. General Description of the MP

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

The proposed Gun Club Business Park site is located within the MU-R and AD zone districts and is designated as Commercial Hub and Innovation Campus within the Aurora Places Comprehensive Plan. The applicant would be seeking to rezone the majority of the property to the Airport District designation leaving approximately a 5 acre parcel for commercial use.

The Gun Club Business Park site is a vacant land parcel located on approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The proposed development consists of commercial and airport district uses (including light industrial) - a continuation of the approved uses to the south at Aspen Business park. The airport district use is well suited for this area given the proximity to Denver International Airport (DEN) and the regional circulation network. The intent of the commercial parcel, located in the north east corner of the site, would be to provide local residents with opportunities to possibly eat, shop, seek professional services closer to home where there is currently a lack of these types of businesses in the area. The plan also provides for adequate detention and a amenity space provided for potential employees to gather or relax.

These land uses will be positioned to provide unique services and employment opportunities to this growing part of Aurora while attracting new businesses to the area. The development will promote integration across various industries bringing together people, goods, services, companies, and institutions.

2. Defining Character of the MP

Describe how your proposed MP will create a unique community with a definable character and special “sense of place”. What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

The Gun Club Business Park site will create a unique opportunity for a range of business opportunities. There are commercial zones proposed on sites to the north (Walmart), east (as part of the Murphy Creek master plan) , and distribution uses proposed to the south. This proposed master plan will integrate nicely into these surrounding proposed uses. While the programming for this site will not included a distinct amenity or special design feature it is important that a high quality site and architectural character be developed and set a high standard for the surrounding development.

3. Zoning Conformance

Does the MP accurately reflect the adopted zone district boundaries?

No, this property is currently zoned MU-R and AD, the applicant is seeking to rezone the most of the property to AD while maintaining a 5AC. MU-C parcel in the NE corner. However, the uses described in this master plan are permitted within this zone district.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so what are they and how you propose to resolve them?

To our knowledge there are no regulatory conflicts with this proposed project or site.

5. Adjustments

Does your current design require any ordinance adjustments in order to be approved? If so, list each proposed adjustment, and answer the following questions for each. (If no MP adjustments are listed and approved, we will always interpret the final MP document to mean that all city code requirements will be met or exceeded.)

No adjustments are being requested.

6. Required City Facilities

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

The City of Aurora Fire Station No. 15 is located approximately 1.2 miles north and east of the site on E. Jewell Avenue. As such the Gun Club Business Park site is adequately located within the Fire Department's minimum response time. The site is also located in District 2, Beat 18 of the Aurora Police Department. Subject to terms of the Annexation Agreement for the property and City of Aurora Ordinances, the applicant will be contributing through development fees for all off-site facilities that are required.

7. Vehicular Circulation

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

The Gun Club Business Park site has one arterial road to the east, Gun Club Road, and is bound on the west by E-470 (with no access). There are no adjacent roads to the north or south of the property. Access points into the Gun Club Business Park site align with access points the Murphy Creek development is proposing along Gun Club Road. This Master Plan is depicting access arrows into and off of our property to show the intent to align these main connection points. Within the Gun Club Business Park plan itself we are showing private east-west and limited north-south access. The majority of the site will not have traditional road sections as the plan will accommodate uses for various sized vehicle circulation, unloading and loading, and employee parking.

8. Pedestrian Circulation

Do off-street trails on your site connect with those on adjacent properties. Do your cross sections match adjacent cross sections? If not, explain why.

The Gun Club Business Park site has no direct connection to existing or proposed trails in Aurora. There is a regional trail on the west side of E-470 but no direct access from the Gun Club Business Park site. It is anticipated that there will be sidewalks connecting the various areas of the site for safe pedestrian circulation.

9. Protection of Natural Features, Resources, and Sensitive Areas

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

- Water features, such as floodplains, streams, and arroyos.
- Adjacent parks and public open space
- Historic or archaeological sites
- Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets

- Riparian wildlife habitat
- The approximate topographic form of major ridgelines and swales
- Natural or geologic hazard areas, including unstable slopes and expansive soils
- Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.

The Gun Club Business Park site currently sits vacant and historically was used for agriculture. The site is relatively flat with no real defining features like prominent ridges, swales, or existing vegetation such as stands of trees. There are no floodplains, streams or arroyos, nor are there any historic or archaeological sites that we are aware of.

10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

The Gun Club Business Park project is modest in scale and is providing for non-residential uses (airport district and a small commercial parcel) - therefore will not have traditional neighborhoods. Architectural standards, other special standards and design features are more fully defined with Urban Design component of this Master Plan.

11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

The Black Forest Ordinance is not applicable to this site.

12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

There are a limited amount of slopes on the Gun Club Business Park property in the 5% - 8% range. These slopes are concentrated along an existing swale and some low points on the property. These low points will serve as areas of detention and the swale will be replaced with a pipe across the property. The remainder of the site will be smoothed out with the ultimate grading plan for this area. In this regard, we have reviewed the steep slope guidelines and will take them into consideration as part of the more detailed design process.

13. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

At this point in the Gun Club Business Park project outreach to agencies, jurisdictions, and neighboring properties has been limited. Westside Development Partners controls the parcel to the south (Aspen Business Park) which eases coordination between the sites. There has been some limited engagement with the design team for the Murphy Creek development regarding access points along Gun Club Road. Applicant has tried to contact the property representatives to the north (a proposed Walmart) and plan to engage in more detailed dialog with Murphy Creek representatives. We have not consulted with other agency representatives at this point, but we are happy to coordinate with these outside agencies as this project moves forward.