

NOTES:

1. THE PLANNING AREA SUMMARY OUTLINES THE MAXIMUM DENSITY THAT CAN BE CONSTRUCTED WITHIN EACH PLANNING AREA, AS STATED IN SECTION 1.8 OF THIS PDP. DENSITY TRANSFERS ARE PERMITTED.
2. A DENSITY TRANSFER TRACKING CHART SHALL BE PROVIDED WITH EACH FINAL DEVELOPMENT PLAN.
3. MIXED USE 1 - PLANNING AREAS REQUIRE AT LEAST 50% OF ITS AREA TO BE USED FOR NON-RESIDENTIAL USES.
4. MIXED USE 2 - PLANNING AREAS REQUIRES AT LEAST 25% OF ITS AREA TO BE USED FOR NON-RESIDENTIAL USES.
5. SCHOOLS AND PARK LOCATIONS ARE PRELIMINARY AND WILL BE FINALIZED WITH EACH FINAL DEVELOPMENT PLAN.
6. DENSITY THAT IS PERMITTED IN A PLANNING AREA WHERE A RESERVOIR IS CONSTRUCTED SHALL APPLY TO THE NET DEVELOPABLE AREA.
7. THE FINAL LOCATION OF DETENTION AND WATER QUALITY PONDS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN / FINAL PLAT. FOR PRELIMINARY LOCATIONS REFER TO THE PROSPER PHASE I DRAINAGE REPORT.
8. F-ZONE AREAS CAN COUNT TOWARDS OPEN SPACE.

PLANNING AREA SUMMARY

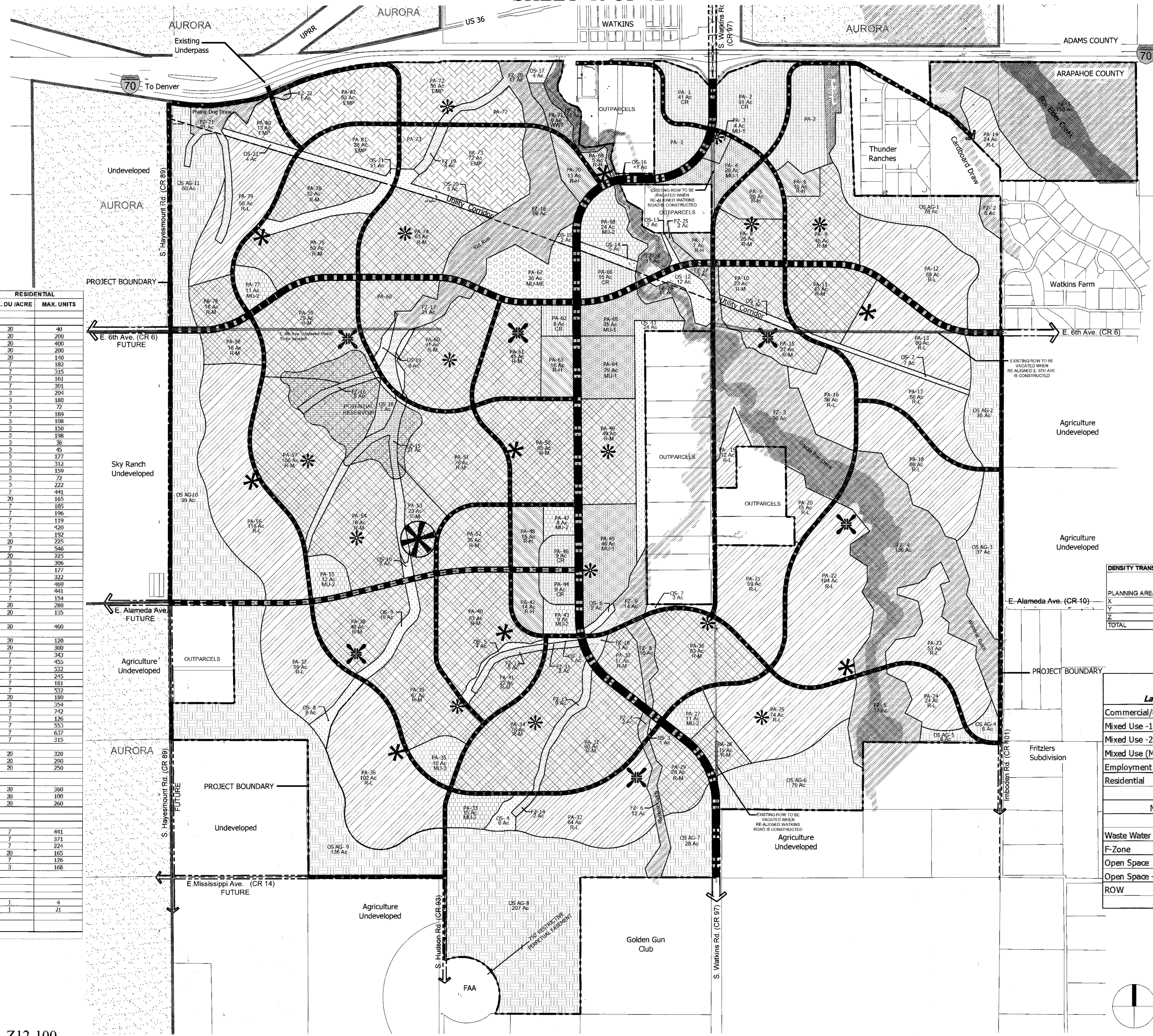
PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL		RESIDENTIAL	
			MAX. FAR	MAX. SQ.FT.	MAX. DU /ACRE	MAX. UNITS
PA.1	Commercial Retail	41	0.9	1,697,364	20	40
PA.2	Commercial Retail	91	0.9	3,567,554	20	200
PA.3	Mixed Use -1	4	0.7	121,968	20	200
PA.4	Mixed Use -1	20	0.7	809,840	20	200
PA.5	High Density Residential	10			20	200
PA.6	High Density Residential	7			20	149
PA.7	High Density Residential	7			20	182
PA.8	Medium Density Residential	45			7	315
PA.9	Medium Density Residential	23			7	161
PA.10	Medium Density Residential	43			7	301
PA.11	Medium Density Residential	69			3	204
PA.12	Low Density Residential	60			3	180
PA.13	Low Density Residential	24			3	72
PA.14	Low Density Residential	27			3	81
PA.15	Medium Density Residential	36			3	108
PA.16	Low Density Residential	50			3	150
PA.17	Low Density Residential	12			3	36
PA.18	Low Density Residential	15			3	45
PA.19	Low Density Residential	59			3	177
PA.20	Low Density Residential	104			3	312
PA.21	Low Density Residential	53			3	159
PA.22	Low Density Residential	24			3	72
PA.23	Low Density Residential	74			3	222
PA.24	Low Density Residential	63			7	441
PA.25	Low Density Residential	11	0.7	336,412	20	165
PA.26	Mixed Use -2	11	0.7	336,412	20	165
PA.27	Medium Density Residential	18			7	106
PA.28	Medium Density Residential	25			7	175
PA.29	Medium Density Residential	17			7	119
PA.30	Medium Density Residential	67			7	469
PA.31	Medium Density Residential	0.1			7	0.7
PA.32	Low Density Residential	0.4	0.7	457,380	20	225
PA.33	Mixed Use -2	76			7	532
PA.34	Medium Density Residential	15	0.7	457,380	20	225
PA.35	Mixed Use -2	102			3	306
PA.36	Low Density Residential	59			3	177
PA.37	Low Density Residential	40			3	120
PA.38	Medium Density Residential	0.7			7	4.9
PA.39	Medium Density Residential	63			7	441
PA.40	Medium Density Residential	72			7	504
PA.41	Medium Density Residential	14			20	280
PA.42	High Density Residential	9	0.7	274,428	20	135
PA.43	Mixed Use -2	9	0.9	352,836	20	135
PA.44	Commercial Retail	46	0.7	1,402,632	20	460
PA.45	Mixed Use -1	9	0.9	352,836	20	135
PA.46	Commercial Retail	8	0.7	243,936	20	120
PA.47	Mixed Use -2	15			20	300
PA.48	High Density Residential	49			7	343
PA.49	Medium Density Residential	65			7	455
PA.50	Medium Density Residential	70			7	490
PA.51	Medium Density Residential	26			7	182
PA.52	Medium Density Residential	23			7	161
PA.53	Medium Density Residential	76			7	532
PA.54	Medium Density Residential	12	0.7	385,904	20	180
PA.55	Mixed Use -2	109			3	327
PA.56	Low Density Residential	100			7	700
PA.57	Medium Density Residential	18			7	126
PA.58	Medium Density Residential	79			7	553
PA.59	Medium Density Residential	91			7	637
PA.60	Medium Density Residential	45			7	315
PA.61	Medium Density Residential	8	0.9	313,632	20	320
PA.62	Commercial Retail	29	0.7	884,268	20	290
PA.63	High Density Residential	25	0.7	782,300	20	250
PA.64	Mixed Use -1	15	0.9	586,060	20	150
PA.65	Mixed Use -1	35	0.7	1,087,230	20	350
PA.66	Commercial Retail	24	0.7	731,868	20	240
PA.67	Mixed Use -2	5			20	100
PA.68	High Density Residential	13			20	260
PA.69	High Density Residential	9	0.5	196,020	20	90
PA.70	High Density Residential	55	0.8	1,916,640	20	550
PA.71	Waste Water Treatment	72	0.8	2,599,536	7	441
PA.72	Employment	63			7	441
PA.73	Employment	32			7	224
PA.74	Medium Density Residential	11	0.7	336,412	20	165
PA.75	Medium Density Residential	56			3	168
PA.76	Medium Density Residential	13	0.8	433,924	20	130
PA.77	Medium Density Residential	26	0.8	805,744	20	260
PA.78	Medium Density Residential	23	0.8	849,944	20	230
PA.79	Low Density Residential	696			1	4
PA.80	Employment	144	0.25	220,000	1	4
PA.81	Employment	26	0.25	700,000	1	21
PA.82	Employment	269				
Open Space (OS-1 - FZ-27)		144	0.25	220,000	1	4
Open Space - Agricultural (OSAG-1 - OSAG-11)		266	0.25	700,000	1	21
Right-of-Way		269				
Total		5,130				

* 80% of Open Space - Agricultural must remain as open area.

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CASE NO. Z12-100

PROSPER
 PRELIMINARY DEVELOPMENT PLAN
 PARCELS OF LAND SITUATED IN SECTIONS 5, 6, 7 & 18, T.4S., R.64W.,
 AND SECTIONS 1, 2, 11, 12, 13, 14 & 24, T.4S., R.65W., OF THE 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 13 OF 42



LEGEND

- RIGHTS-OF-WAY**
- Major Arterial
 - Minor Arterial
 - Boulevard
 - Connector Road
- SCHOOLS & PARKS**
- School / Park
 - Community Park
 - Neighborhood Park
 - Pocket Park
- WATERWAYS**
- FEMA 100 Year Floodplain
 - FEMA Floodway
 - Potential Reservoir

Land Use Districts

Abbr.	Land Use
CR	Commercial/Retail
MU-1	Mixed Use Commercial
MU-2	Mixed Use Residential
MU-ME	Mixed Use (Medical / Educational Campus)
EMP	Employment (Light Industrial/Flex/Office)
	Residential
R-L	Low Density Residential
R-M	Medium Density Residential
R-H	High Density Residential
WWT	Waste Water Treatment
FZ	F-Zone (Floodplain)
OS	Open Space
OS-AG	Open Space - Agricultural

DENSITY TRANSFER CHART

PLANNING AREA	ACRES	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
		RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS	DENSITY TRANSFER
X					
Y					
Z					
TOTAL					

Land Use Districts	Acres	% of Total	Maximum Building Square Feet	Maximum DU's
Commercial/Retail	173	3.4%	2,000,000	
Mixed Use -1	124	2.4%	1,500,000	400
Mixed Use -2	105	2.0%	500,000	900
Mixed Use (Medical /Educational)	35	0.7%	500,000	
Employment (Light Industrial/Flex/Office)	221	4.3%	3,500,000	
Residential				
Low Density Residential	1,044	20.4%		1,500
Medium Density Residential	1,452	28.3%		5,100
High Density Residential	100	1.9%		1,100
Waste Water Treatment Plant	9	0.2%		
F-Zone	695	13.5%		
Open Space	144	2.8%		
Open Space - Agricultural	762	14.9%		
ROW	266	5.2%		
Total	5,130	100.0%	8,000,000	9,000

LAND USE PLAN

Scale: 1"=1000'
 Date: NOVEMBER 10, 2015
 Revision Date: