

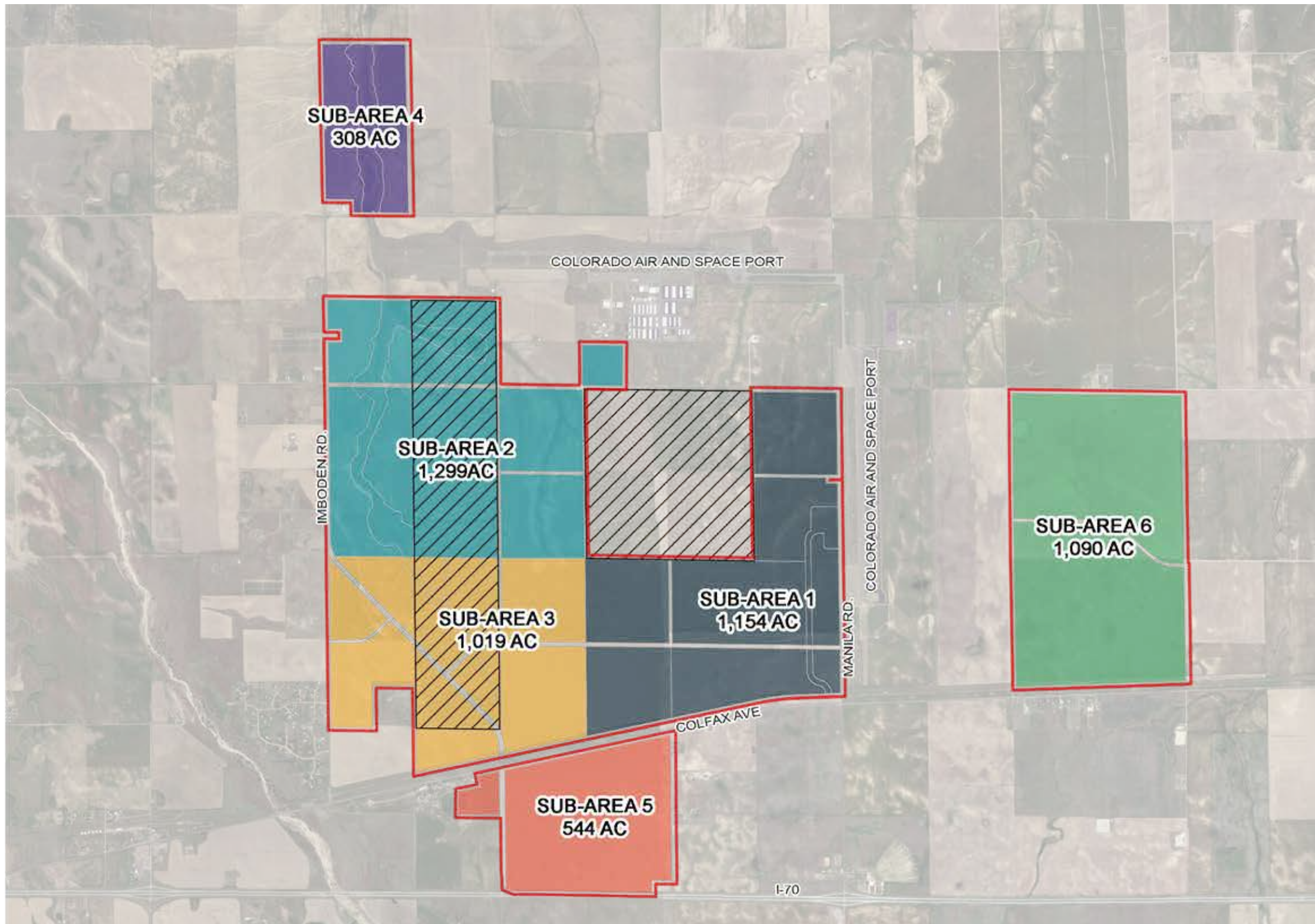
# TransPort Colorado

## Logistics & Commerce Park

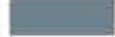







### Sub-Area 1

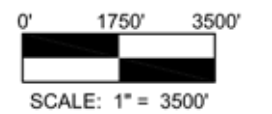
### Overall Sub-Area Plan

### Tab #8



#### LEGEND

-  SUB-AREA #1
-  SUB-AREA #2
-  SUB-AREA #3
-  SUB-AREA #4
-  SUB-AREA #5
-  SUB-AREA #6
-  FDP BOUNDARY
-  FUTURE AREAS TO BE ANNEXED (UNANNEXED ADAMS COUNTY)



Note: Images and Graphics are solely for reference purposes only.





**ISSUE RECORD**  
FDP Sub-Area #1  
1st Submittal: 4/26/19  
2nd Submittal: 9/20/19  
3rd Submittal: 2/14/20  
4th Submittal: 4/27/20  
5th Submittal: 7/27/20

# TransPort Colorado

## Logistics & Commerce Park

### Sub-Area 1

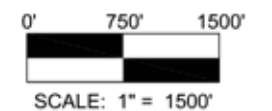
### Land Use Plan

### Tab #8



#### LEGEND

- SUB-AREA #1 BOUNDARY
- FDP BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- 10 ACRE REFERENCE GRID
- NOISE CONTOUR (60-65 LDN)
- NOISE CONTOUR (65+ LDN)
- AIRPORT INFLUENCE AREA
- INDUSTRIAL (I-2)
- AIRPORT DISTRICT (AD)
- FIRE STATION (PUBLIC)
- UNION PACIFIC RAILROAD
- FUTURE AREAS TO BE ANNEXED



\*Whelen Warning System: 10' x 10' (100 SF) to be located in Permanent Fire Station (PA-15B)

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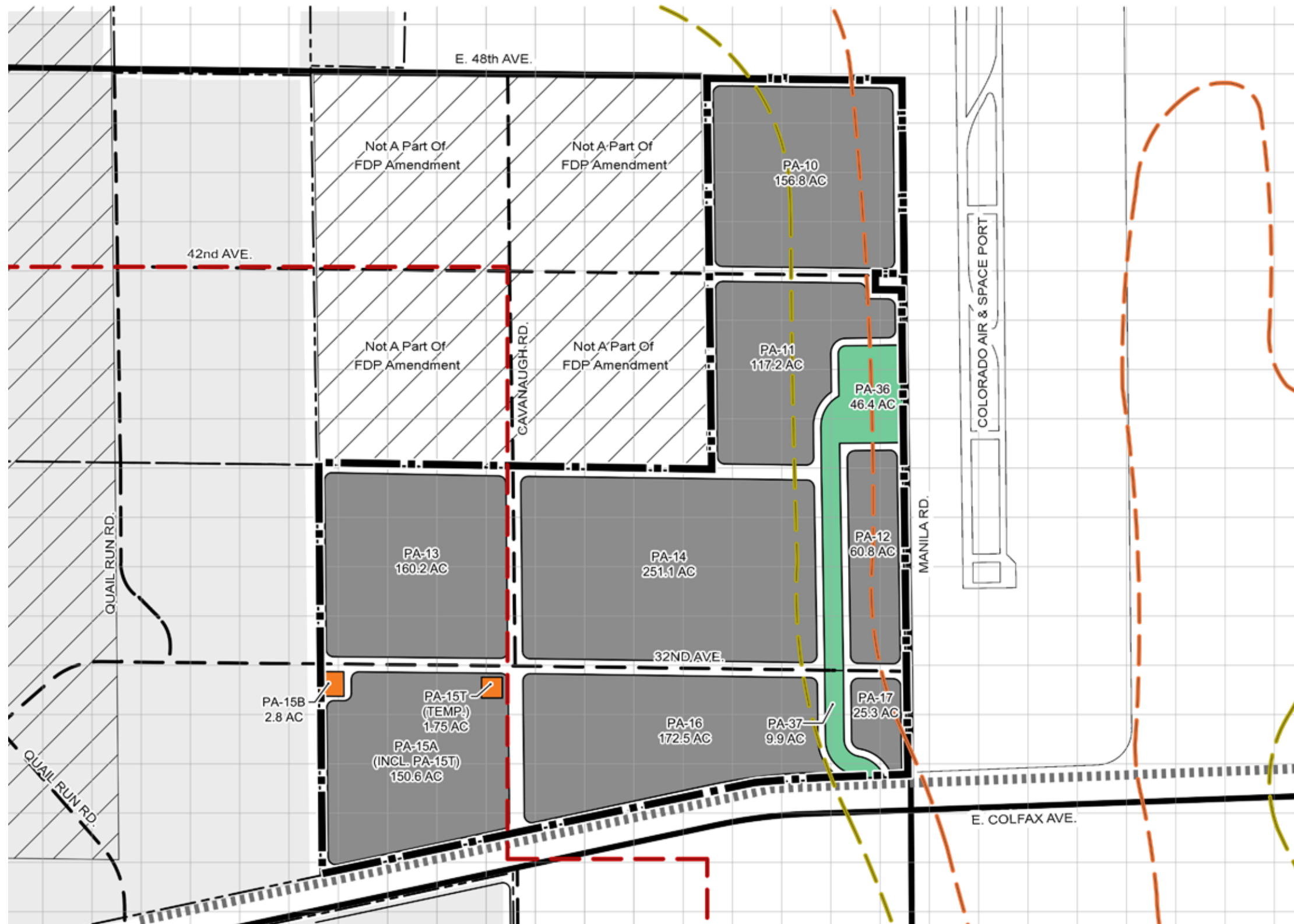
# TransPort Colorado

## Logistics & Commerce Park

### Sub-Area 1

### Planning Area Plan

### Tab #8



**LEGEND**

- SUB-AREA #1 BOUNDARY
- FDP BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- 10 ACRE REFERENCE GRID
- NOISE CONTOUR (60-65 LDN)
- NOISE CONTOUR (65+ LDN)
- AIRPORT INFLUENCE AREA
- INDUSTRIAL (I-2)
- AIRPORT DISTRICT (AD)
- FIRE STATION (PUBLIC)
- UNION PACIFIC RAILROAD
- FUTURE AREAS TO BE ANNEXED

**Scale:** 0' 750' 1500'  
SCALE: 1" = 1500'

**North Arrow:** NORTH

\*Whelen Warning System: 10' x 10' (100 SF) to be located in Permanent Fire Station (PA-15B)  
Note: Images and Graphics are solely for reference purposes only.

**TransPort Colorado**  
**Logistics & Commerce Park**  
**Sub-Area 1**  
**Zoning Table**  
**(Existing vs. Proposed)**  
**Tab #8**

Sub-Area	PA	Gross Acreage	Unified Development Ordinance (2019) Zone Designation	Proposed FDP Zone Designation
Sub-Area 1	10	156.8	I-2	I-2
	11	117.2	I-2	I-2
	12	60.8	I-2	I-2
	13	160.2	I-2	I-2
	14	251.1	I-2	I-2
	15a	150.6	I-2	I-2
	15b	2.8	I-2	I-2
	16	172.5	I-2	I-2
	36	46.4	I-2	I-2
	37	9.9	I-2	I-2
	17	25.3	I-2	I-2
Total Ac.		1153.6		



**ISSUE RECORD**  
**FDP Sub-Area #1**  
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TransPort Colorado Sub Area #1 (#1283749)  
TAB #8: Master Plan Land Use Map Matrix (FORM D) Page 1 of 2

LAI

Design Group

designers that think like developers

Submitted: April 26, 2019
5th Submittal: July 27, 2020

2nd Submittal: November 22, 2019
6th Submittal: September 2020

3rd Submittal: February 14, 2020

4th Submittal: April 27, 2020

ZONE: MASTER PLAN

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 DU's)	G. Actual Proposed Maximum Density (in DU's)	H. Phasing, Details and Comments (Include phase number or triggering event)
1. Flood Plain Areas	NA	NA	NA	NA	NA	NA	NA
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries							
Detention/Channel	PA-36	NA	46.4	No limit on density	NA	NA	RE: PIP Narrative and Plan (Tab #9)
Detention/Channel	PA-37	NA	9.9	No limit on density	NA	NA	RE: PIP Narrative and Plan (Tab #9)
3. Development Areas	PA-10	NA	156.8	No limit on density	NA	NA	RE: PIP Narrative and Plan
	PA-11	NA	117.2	No limit on density	NA	NA	RE: PIP Narrative and Plan
	PA-12	NA	60.8	No limit on density	NA	NA	RE: PIP Narrative and Plan
	PA-13	NA	160.2	No limit on density	NA	NA	RE: PIP Narrative and Plan
	PA-14	NA	251.1	No limit on density	NA	NA	RE: PIP Narrative and Plan
Includes 15T - 1.75 AC (Temporary Fire Station)	PA-15A	NA	150.6	No limit on density	NA	NA	RE: PIP Narrative and Plan
PA-15B (with 10' x 10' Whelen Siren System)	PA-15B	NA	2.8	No limit on density	NA	NA	RE: PIP Narrative and Plan
	PA-16	NA	172.5	No limit on density	NA	NA	RE: PIP Narrative and Plan
	PA-17	NA	25.3	No limit on density	NA	NA	RE: PIP Narrative and Plan
4. Total Map Acreage (total figures above)			1,153.60				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant							
6. Applicant's Acreage Listed in Application			1,153.60				
7. Total Flood Plain Acreage			0				
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)			1,153.60				

## TransPort Colorado Sub Area #1 (#1283749)

### TAB #8: Master Plan Land Use Map Matrix (FORM D) Page 2 of 2

Submitted: April 26, 2019

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ZONE: MASTER PLAN

<b>A. Land Use Item</b>	<b>D. Gross Land Area in Acres</b>	<b>E. Land Use Formula</b>	<b>F. Maximum Potential Density by Code (in DU's)</b>	<b>G. Actual Proposed Maximum Density (in DU's)</b>	<b>H. Phasing, Details and Comments (Include phase number or triggering event)</b>
9. Total SFD planning areas	NA	NA	NA	NA	NA
10. Total SFA planning areas	NA	NA	NA	NA	NA
11. Total MF planning areas	NA	NA	NA	NA	NA
<b>12. Total Residential</b>	NA	NA	NA	NA	NA
13. Check for average residential density in each subzone	NA	NA	NA	NA	NA
14. Small Lot Total	NA	NA	NA	NA	NA
15. Check for maximum allowable number of multi-family units in each subzone	NA	NA	NA	NA	NA
16. Total retail planning areas	NA	NA	NA	NA	NA
17. Total office planning areas	NA	NA	NA	NA	NA
18. Total industrial planning areas	1,097.20	NA	NA	NA	Phase 1-4
19. Total mixed commercial areas	NA	NA	NA	NA	NA
<b>20. Total commercial</b>	NA	NA	NA	NA	NA
21. Total neighborhood park land	NA	NA	NA	NA	NA
22. Total community park land	NA	NA	NA	NA	NA
23. Total open space land	56.3	NA	NA	NA	NA
<b>24. Total park and open space land</b>	56.3	NA	NA	NA	NA