

URBAN CENTER DISTRICT REZONING & REGULATING PLAN, CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
PARCELS LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, & NORTHWEST QUARTER OF SECTION 27  
TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

LEESE & ASSOCIATES LLC  
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**& COMPANY**

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CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
A PART OF SECTION 27 & 28, TOWNSHIP 5 SOUTH, RANGE 67,  
WEST OF THE 6TH P.M.

[illegible]

DATE: DECEMBER 31, 2020

DRAWING NO:

1 OF 20

## DRAWING SHEET INDEX

APPROVAL OF THIS PLAN OR AGREEMENT CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED, AND SECTION 12-14-606 OF THE CENTENNIAL LAND DEVELOPMENT CODE AS AMENDED.

[illegible]

SHEET TITLE

DECEMBER 31, 2020

**PARCEL 10:**  
BEGINNING 55.09 FEET SOUTH OF THE NORTHEAST CORNER OF TRACT A, THENCE WEST 507.21 FEET, THENCE NORTHWEST 162.81 FEET TO A POINT ON THE SOUTH LINE OF SOUTH XANTHIA STREET, THENCE SOUTHWEST ALONG SAID LINE 143.8 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SOUTH YOSEMITE STREET, THENCE SOUTHEAST ALONG SAID LINE 516.1 FEET & 149.07 FEET, THENCE NORTHEAST 65 FEET, THENCE SOUTHEAST 25 FEET, THENCE NORTHWEST 108 FEET, THENCE SOUTHEAST 128.57 FEET, THENCE NORTH 216.58 FEET TO THE POINT OF BEGINNING, KELMORE PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 11:**  
LOT 1, JRC SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF  
COLORADO.

**PARCEL 12:**  
LOT 2, JRC SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF  
COLORADO.

**PARCEL 13:**  
A PART OF TRACT B DESCRIBED AS BEGINNING 393.7 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT B, THENCE NORTH 121.3 FEET, THENCE EAST 109.89 FEET, THENCE NORTHEAST 125.47 FEET TO A POINT ON THE WEST LINE OF SOUTH YOSEMITE STREET, THENCE SOUTHEASTERLY ALONG SAID LINE 152.44 FEET, THENCE SOUTHWESTERLY 128.72 FEET, THENCE WEST 221.8 FEET TO THE POINT OF BEGINNING, KELMORE PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 14:**  
LOT 2, BLOCK 1, KELMORE PARK, 4TH FILING, COUNTY OF  
ARAPAHOE, STATE OF COLORADO.

**PARCEL 15:**  
LOT 2, EXCLUDING THE PART DESCRIBED AS BEGINING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 127.83 FEET, THENCE EAST 328.81 FEET, THENCE SOUTHEAST TO THE SOUTHEAST CORNER OF LOT 2, THENCE WEST TO THE BEGINNING, WILBRO SUBDIVISION, TOGETHER WITH THAT PORTION OF VACATED SOUTH YOSEMITE COURT DESCRIBED AS BEGINING AT THE NORTHWEST CORNER OF LOT 2, THENCE SOUTH 80 FEET, THENCE WEST 37 FEET, THENCE NORTH 43 FEET, THENCE NORTHEAST TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 16:**  
THAT PART OF LOT 2, WILBRO SUBDIVISION, DESCRIBED AS  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE  
NORTH 127.83 FEET, THENCE EAST 328.81 FEET MORE OR LESS,  
TO A POINT ON THE EAST LINE OF SAID LOT, THENCE  
SOUTHEAST 80 FEET MORE OR LESS, & 63.55 FEET, THENCE  
WEST 399.2 FEET TO THE POINT OF BEGINNING, WILBRO  
SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 17:**  
LOT 1, BLOCK 1, KELMORE PARK, 4TH FILING, COUNTY OF  
ARAPAHOE, STATE OF COLORADO.

**PARCEL 18:**  
BEGINNING 768.67 FEET SOUTH OF THE NORTHEAST CORNER  
TRACT A, THENCE SOUTH 110.33 FEET, THENCE SOUTHWEST 47  
FT, THENCE SOUTHWEST 34.56 FEET, THENCE NORTHWESTERLY  
58.95 FEET & 130 FEET, THENCE NORTHEAST 65 FEET, THENCE  
SOUTHEAST 25 FEET, THENCE NORTHEAST 108 FEET, THENCE  
SOUTHEAST 128.57 FEET TO THE POINT OF BEGINNING,  
KELMORE PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 19:**  
THAT PART OF LOTS 1 & 2, KELMORE PROFESSIONAL PARK, 2ND FILING, DESCRIBED AS BEGINNING 20 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST 392 FEET MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF I-25, THENCE SOUTHEAST 139.12 FEET, THENCE SOUTHWEST 77 FEET, THENCE SOUTHEAST 64.59 FEET, THENCE NORTHWEST 7 FEET, THENCE SOUTHWEST 37.49 FEET, THENCE SOUTHWEST 179.06 FEET, THENCE NORTHWEST 159 FEET, THENCE SOUTHWEST 87.5 FEET, THENCE NORTHWEST 289.36 FEET, THENCE NORTH 290.49 FEET TO THE POINT OF BEGINNING, KELMORE PROFESSIONAL PARK, 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 20:**  
THAT PART OF LOTS 1 & 2 OF KELMORE PROFESSIONAL PARK,  
2ND FILING, DESCRIBED AS BEGINNING 10.63 FEET SOUTHWEST  
OF THE SOUTHEAST CORNER OF SAID LOT 2, THENCE  
SOUTHWEST 386 FEET, THENCE ALONG A CURVE TO THE LEFT  
274.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE  
OF SOUTH YOSEMITE STREET, THENCE NORTH 125 FEET,  
THENCE ALONG A CURVE TO THE LEFT 195 FT MORE OR LESS,  
THENCE NORTH 62 FEET MORE OR LESS, THENCE SOUTHEAST  
289.36 FEET, THENCE NORTHEAST 87.5 FEET, THENCE  
SOUTHEAST 159 FEET, THENCE NORTHEAST 179.06 FEET,  
THENCE SOUTHEAST 354.4 FEET TO THE POINT OF BEGINNING,  
KELMORE PROFESSIONAL PARK, 2ND FILING, COUNTY OF  
ARAPAHOE, STATE OF COLORADO.

**PARCEL 21:**  
BEGINNING 296.03 FEET WEST OF THE SOUTHEAST CORNER OF TRACT B, THENCE WEST 116.05 FEET, THENCE NORTH 311.95 FEET, THENCE SOUTHEAST 26.37 FEET & 109.25 FEET, THENCE SOUTH 259.79 FEET TO THE POINT OF BEGINNING, KELMORE PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 22:**  
BEGINNING 112.08 FEET WEST OF THE SOUTHEAST CORNER OF  
TRACT B, THENCE WEST 183.95 FEET, THENCE NORTH 259.79  
FEET, THENCE SOUTHEAST 169.82 FEET & 69.58 FEET,  
THENCE WEST 40.77 FEET, THENCE SOUTH 158 FEET TO THE  
POINT OF BEGINNING, KELMORE PARK, COUNTY OF  
ARAPAHOE, STATE OF COLORADO.

**PARCEL 23:**  
BEGINNING AT THE SOUTHEAST CORNER OF TRACT B, THENCE  
WEST 112.08 FEET, THENCE NORTH 158 FEET, THENCE EAST  
40.77 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF  
YOSEMITE STREET, THENCE SOUTHEASTERLY ALONG SAID  
LINE 178.65 FEET TO THE POINT OF BEGINNING, KELMORE  
PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDERS SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY STANDARDS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY.

**DRAINAGE LIABILITY & MAINTENANCE:**  
NEITHER THE CITY OF CENTENNIAL NOR THE SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA) ASSUMES ANY LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY WILSON & COMPANY. THE CITY OF CENTENNIAL AND SEMSWA REVIEW DRAINAGE PLANS, BUT CANNOT, ON BEHALF OF THE AUC4 DISTRICT L.L.C. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE THE AUC4 L.L.C. AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT APPROVAL OF ANY SITE PLAN FOR THE AUC4 DEVELOPMENT BY WILSON & COMPANY'S DRAINAGE DESIGN, THE PROPERTY OWNER OR PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL DRAINAGE FACILITIES REQUIRED TO BE INSTALLED PURSUANT TO THE CONTROLLING PUBLIC IMPROVEMENT AGREEMENT. MAINTENANCE REQUIREMENTS SHALL BE GOVERNED BY SEMSWA'S STORMWATER MANAGEMENT MANUAL (current revision) AND THE OPERATION AND MAINTENANCE MANUAL AND AGREEMENT RECORDED AGAINST THIS PROPERTY.

**PRIVATE STREET/DRIVES MAINTENANCE:**  
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE STREETS AND DRIVES SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH THE CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, EITHER INDIVIDUALLY OR COLLECTIVELY THROUGH A PROPERTY/HOME OWNER'S ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH PRIVATE STREET MAINTENANCE, OPERATION AND RECONSTRUCTION.

**LANDSCAPE MAINTENANCE:** THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPING AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND THE PAVED DRIVEWAY IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS. THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

AIRPORT INFLUENCE AREA NOTE (EASEMENT/HAZARD  
EASEMENT AND NOISE DISCLOSURE) (PER 12-3-905(C)(1) of  
LDC):

CENTENNIAL AIRPORT IS LOCATED ONE MILE EAST OF THE  
AUC4 DISTRICT. CENTENNIAL AIRPORT IS A BUSY AIRPORT  
USED BY PISTON AND JET AIRCRAFT AND BY HELICOPTERS,  
AND IS OPEN 24 HOURS A DAY, SEVEN DAYS A WEEK. ALL  
PROPERTY WITHIN THE AUC4 DISTRICT IS SUBJECT TO THE  
TERMS OF AN AVIATION AND HAZARD EASEMENT, RECORDED  
AT RECEPTION NUMBER \_\_\_\_\_ ON (insert  
recording date), OF THE RECORDS OF THE ARAPAHOE COUNTY  
CLERK AND RECORDER. THE

EASEMENT CONSENTS TO OVERFLYING AIRCRAFT, AND PREVENTS PRESENT AND FUTURE OWNERS AND OCCUPANTS OF PROPERTY WITHIN THE AUC4 DISTRICT FROM OBJECTING TO, OR SEEKING DAMAGES DUE TO, AIRCRAFT OPERATIONS. THE EASEMENT ALSO PREVENTS OWNERS AND OCCUPANTS FROM INSTALLING STRUCTURES, TREES OR OTHER OBJECTS THAT COULD INTERFERE WITH FLIGHT OPERATIONS AT THE AIRPORT.

PRIVATE OPEN SPACE:  
THE PRIVATE PARK SITE AS SHOWN ON THIS SITE PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN THE CITY OF CENTENNIAL.

**PUBLIC USE EASEMENT:**  
ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS SITE PLAN TO THE BENEFIT OF THE CITY OF CENTENNIAL AND ITS ASSIGNS, ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS, AND ARE GOVERNED BY ANY AND ALL TERMS AND CONDITIONS OF RECORD.

**SIGHT TRIANGLE MAINTENANCE (Per Section 12-11-208):**  
IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND  
DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY  
CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED  
FROM ERECTING OR GROWING ANY OBSTRUCTIONS  
BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8')  
ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN  
SAID SIGHT TRIANGLE.

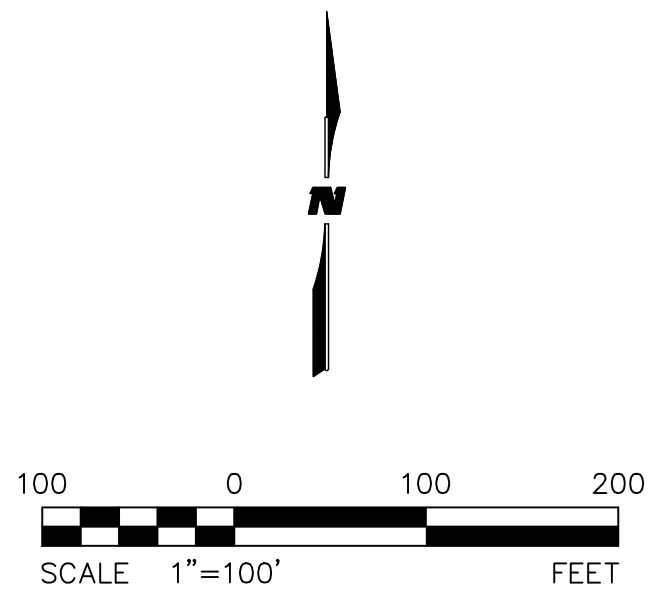
**MAINTENANCE EASEMENT - ZERO SIDE SETBACKS:**  
A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURES WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS TO CROSS THE LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.



		SITE INFORMATION		VICINITY MAP		CERTIFICATIONS	
<div>REZONING / REGULATING PLAN</div> <div>THIS REZONING/REGULATING PLAN SUBMITTAL IS BEING SUBMITTED BY LEESE &amp; ASSOCIATES LLC ON BEHALF OF THE CITY OF CENTENNIAL. THE INTENT OF THE PACKAGE IS TO AMEND THE EXISTING REGULATION PLAN BY INCREASING THE TOTAL DEVELOPMENT SQUARE FOOTAGE AND PERCENTAGE OF ALLOWABLE RESIDENTIAL, OFFICE, RETAIL USES AS WELL AS MODIFYING THE OPEN SPACE CONFIGURATION, SUBDISTRICT BOUNDARIES AND BLOCK DIMENSIONS.</div> <div>3D VISUALIZATION AND 2D GRAPHICS:</div> <div>900 SOUTH BROADWAY DENVER, COLORADO 80209 303-892-5566 OFFICE</div> <div>DTAL@DHMDDESIGN.COM</div> <div>JCLARK@DHMDDESIGN.COM</div>		<div>REZONING/REGULATING PLAN THE AUC4 DISTRICT PARCELS LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, &amp; NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN</div> <div>EXISTING SITE CURRENT ZONING: URBAN CENTER (UC)</div> <div>EXISTING LAND USE: APPROXIMATELY 34.79 ACRES OF PRIMARILY DEVELOPED LAND (RETAIL, SERVICE, OFFICE USES), WITH THE EXCEPTION OF TWO VACANT PARCELS COMPRISING APPROXIMATELY 1.96 ACRES.</div> <div>PROPOSED ZONING: URBAN CENTER (UC)</div> <div>ASSESSOR'S PARCEL ID:<div>2075-28-1-26-003 2075-28-1-21-001 2075-28-1-23-005 2075-28-1-24-003 2075-28-1-24-001 2075-28-1-23-004 2075-28-1-26-004 2075-28-1-21-011 2075-28-1-21-012 2075-28-1-21-020 2075-27-2-21-001 2075-27-2-21-002 2075-28-1-21-007 2075-28-1-28-002 2075-27-2-02-045 2075-27-2-02-052 2075-28-1-28-001 2075-28-1-21-021 2075-27-2-02-054 2075-27-2-02-053 2075-28-1-21-022 2075-28-1-21-023 2075-28-1-21-010</div></div>					
		ALLOWABLE LAND USES					
<div>THE REGULATING PLAN IS PROVIDED AS A SCHEMATIC DIAGRAM OF DEVELOPMENT SHOWING HOW THE FORM-BASED STANDARDS ARE APPLIED. THE SITE PLAN ILLUSTRATED PROVIDES ONE DESCRIPTION OF A POTENTIAL DEVELOPMENT SCENARIO. THE ILLUSTRATION SHALL NOT BE CONSTRUED AS THE ONLY PERMITTED SITE LAYOUT. SITES ILLUSTRATED WITH ONE BUILDING FOOTPRINT MAY HAVE MULTIPLE FOOTPRINTS OR VICE VERSA AND STILL BE ELIGIBLE FOR APPROVAL. DETAILS FOR EACH DEVELOPMENT WILL BE FINALIZED IN THE REQUIRED SITE PLAN SUBMITTAL (SEC. 12-14-602).</div> <div>THIS REZONING/ REGULATING PLAN WAS PREPARED IN ACCORDANCE WITH THE CITY OF CENTENNIAL LAND DEVELOPMENT CODE, DATED 04/06/2020.</div> <div>AS CONTEMPLATED IN SECTION 12-14-902(0) OF THE LDC, SUBSTANTIAL COMPLIANCE WITH THE REGULATING PLAN WILL BE THE CRITERION THE CITY APPLIES IN DETERMINING WHETHER TO APPROVE SITE PLAN APPLICATIONS DURING THE SITE PLAN PROCESS. THE AUC4 DISTRICT REGULATING PLAN INCLUDES A COMBINATION OF REQUIRED AND ILLUSTRATIVE ELEMENTS. THE REQUIRED ELEMENTS ESTABLISH THE SUBDISTRICT BOUNDARIES, THE NETWORK AND TYPES OF STREETS IN THE DEVELOPMENT, THE BUILDING TYPES AND FRONTAGE TYPES WITHIN EACH SUB-DISTRICT AND BLOCK AND BUILDING HEIGHT RANGES ON EACH BLOCK FACE, THE NUMBER AND GENERAL LOCATION AND TYPE OF RESIDENTIAL UNITS, DESIGNATION OF PUBLIC SPACES, AND THE MINIMUM AND MAXIMUM GROSS FLOOR AREA FOR EACH OF THE SUBDISTRICTS. THESE ELEMENTS SHALL BE THE BASIS FOR APPROVAL OF SUBSEQUENT SITE PLANS. THE ILLUSTRATIVE ELEMENTS ARE INTENDED TO DEMONSTRATE THE MANNER IN WHICH THE REGULATING PLAN COULD DEVELOP, BUT ARE FOR ILLUSTRATIVE PURPOSES ONLY. IN ADDITION, THE ILLUSTRATIVE CONCEPT PLAN SHALL ONLY BE CONSTRUED AS ONE POTENTIAL DEVELOPMENT SCENARIO AND DOES NOT PROVIDE A BASIS FOR REGULATING PLAN OR SITE PLAN REVIEW CRITERIA. CHANGES TO A REQUIRED ELEMENT OF THE REGULATING PLAN SHALL REQUIRE AN AMENDMENT TO THE REGULATING</div> <div>ALL PREVIOUSLY APPROVED FINAL DEVELOPMENT PLANS, PRELIMINARY DEVELOPMENT PLANS, MASTER DEVELOPMENT PLANS, AND REGULATING PLANS WHICH HAVE NOT BEEN CONSTRUCTED SHALL BE DEEMED SUPERSEDED WITH THE APPROVAL OF THIS REZONING APPLICATION.</div> <div>MODIFICATIONS TO ANY REQUIRED ELEMENT OF THE REGULATING PLAN SHALL BE PROCESSED AS EITHER A MAJOR AMENDMENT OR A MINOR AMENDMENT IN ACCORDANCE WITH THE FOLLOWING PROCEDURES. AN APPLICATION FOR A MAJOR AMENDMENT TO THE REGULATING PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND PROCESSED IN ACCORDANCE WITH SECTION 12-14-402 OF THE LDC. A MAJOR AMENDMENT TO THE REGULATING PLAN SHALL MEAN AND INCLUDE ANY OF THE FOLLOWING: (I) A CHANGE TO THE SUBDISTRICTS SHOWN ON SHEET 5 OF THE REGULATING PLAN, TO EITHER INCLUDE ADDITIONAL PARCELS OF LAND AS PART OF THE UC ZONE DISTRICT OR TO MODIFY THE INTERNAL SUBDISTRICT BOUNDARY SHOWN ON THE REGULATING PLAN; (II) AN AMENDMENT TO THE TYPES OF SUBDISTRICTS CONTAINED WITHIN THE REGULATING PLAN; (III) AN AMENDMENT TO ADD ALTERNATIVE BUILDING, FRONTAGE, PARKING, AND STREET TYPOLOGIES AS PERMITTED IN SECTION 12-4-301(C); (IV) AN AMENDMENT TO MODIFY THE RANGES OF BUILDING HEIGHTS APPLICABLE TO A BLOCK FACE AS SHOWN ON THE REGULATING PLAN; (V) AN AMENDMENT TO THE NUMBER, TYPE, AND LOCATION OF RESIDENTIAL USES SHOWN ON THE REGULATING PLAN; A CHANGE TO THE STREET NETWORK THAT HAS THE EFFECT OF INCREASING THE PERIMETER BLOCK DIMENSIONS OF ANY BLOCK BY MORE THAN 10% FROM THE APPROVED REGULATING PLAN; AND (VII) ANY MODIFICATION TO THE AREA OF THE PUBLIC SPACE WHICH WOULD RESULT IN A REDUCTION BELOW THE 10% OPEN SPACE REQUIREMENT. AN APPLICATION FOR A MINOR AMENDMENT TO THE REGULATING PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT AND MAY BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LDC, INCLUDING SECTION 12-14-309(C).</div>		<div>A MINOR AMENDMENT TO THE REGULATING PLAN SHALL MEAN AND INCLUDE ANY OF THE FOLLOWING: (I) A CHANGE TO THE BUILDING, FRONTAGE, OR PARKING TYPE WITHIN A BLOCK, PROVIDED THAT THE TYPE IS PERMITTED WITHIN THE SUBDISTRICT; (II) A CHANGE TO THE DESIGNATION OF A STREET FUNCTION AS PRIMARY OR SECONDARY OR TO THE STREET TYPE, PROVIDED THAT THE RESULTING CHANGE DOES NOT HAVE THE EFFECT OF INCREASING THE PERIMETER BLOCK DIMENSIONS OF ANY BLOCK BY MORE THAN 10%; (III) EXCEPT AS DETERMINED IN SECTION 12-14-902 (D.1.F.), AN AMENDMENT TO THE DESIGNATION OF PUBLIC OPEN SPACE, ATTACHED PUBLIC SPACES, OR DESIGNATION OF STREET LEVEL ACTIVATION AS SPECIFIED IN DIVISION 4-3 OF THE LDC; (IV) ANY OTHER PROPOSED MODIFICATION THAT IS DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT IN HIS OR HER REASONABLE DISCRETION TO CONSTITUTE A MINOR CHANGE IN THE REGULATING PLAN BASED ON THE INTENT OF THE REGULATING PLAN AND SOUND PLANNING AND ZONING PRINCIPLES. THE INTENT OF THIS NOTE IS TO ALLOW THE OWNERS FLEXIBILITY IN DEVELOPING THE PROPERTY CONSISTENT WITH THE REGULATING PLAN, AS MAY BE AMENDED, AND THE LDC. NOTHING HEREIN IS INTENDED TO ALLOW MODIFICATIONS TO THE REGULATING PLAN THAT ARE INCONSISTENT WITH OR EXCEED ANY STANDARDS OR REQUIREMENTS OF THE LDC.</div> <div>6. LANDSCAPING IS SHOWN FOR REFERENCE ONLY. DETAILED LANDSCAPE PLANS AND CALCULATIONS WILL BE PROVIDED WITH FUTURE REQUIRED SITE PLAN SUBMITTALS.</div> <div>7. ADJUSTMENTS TO THE INDIVIDUAL INTERIOR PARCEL/LOT LINES MAY BE MADE AT THE TIME EACH OF THE FINAL PLATS IS SUBMITTED.</div> <div>8. PROPOSED MAXIMUM DEVELOPMENT GROSS FLOOR AREA (GFA): 1,890,121 GSF.* SEE SITE CALCULATION SHEET FOR GFA PROJECTED PER SUBDISTRICT.</div> <div>9. THE MAXIMUM ALLOWABLE GROSS FLOOR AREA FOR RESIDENTIAL USES WITHIN THE AUC4 DISTRICT SHALL TOTAL 50% OF THE PROPOSED MAXIMUM DEVELOPMENT GROSS FLOOR AREA UNDER THIS REGULATING PLAN. SUCH RESIDENTIAL SQUARE FOOTAGE MAY BE AGGREGATED ON ONE OR MORE SITES WITHIN THE AUC4 DISTRICT, AND THE RIGHT TO DEVELOP RESIDENTIAL USES UP TO SUCH MAXIMUM GROSS FLOOR AREA IS NOT DEPENDENT UPON PRIOR DEVELOPMENT OF NON-RESIDENTIAL USES UNLESS OTHERWISE NOTED IN THE DEVELOPMENT AGREEMENT.</div> <div>10. GROUND FLOOR RETAIL USES ARE NOT REQUIRED TO BE CONTINUOUS ALONG ANY STREET FRONTAGE.</div> <div>11. GROUND FLOOR RETAIL IS ALLOWED ON ALL PARCELS.</div> <div>12. CHANGES TO THE DESIGNATION OF PUBLIC SPACES MAY BE REVIEWED WITH THE SITE PLAN SUBMITTALS PROVIDED THAT THE MINIMUM ACCESSIBLE PUBLIC SPACE REQUIREMENT IS MET.</div> <div>* THE PARTIES ACKNOWLEDGE THAT THE AGGREGATE BUILDING GROSS FLOOR AREA CALCULATIONS ESTABLISHED HEREIN ARE FOR COMPUTATIONAL PURPOSES ONLY AND ARE NOT BINDING UPON OWNERS AS MAXIMUM DENSITY LIMITATIONS. ANY BUILDING DENSITY IN EXCESS OF THESE CALCULATIONS SHALL NOT REQUIRE ANY AMENDMENT TO THIS REGULATING PLAN.</div>		<div>THE LAND USES ARE PROVIDED BY ARTICLE 2 - DISTRICTS AND USE STANDARDS, DIVISION 2-3 USE TABLES, OF THE LAND DEVELOPMENT CODE. ALL USES LISTED IN THE URBAN CENTER ZONE DISTRICT AS PERMITTED, LIMITED, AND CONDITIONAL USES SHALL HAVE THE SAME DESIGNATIONS AND SHALL BE INCORPORATED BY REFERENCE HEREIN.</div> <div>RESIDENTIAL USE: LIMITED USE SINGLE-FAMILY SINGLE FAMILY ATTACHED MULTIFAMILY LIVE-WORK UNIT</div> <div>HOME USES: LIMITED USE HOME-BASED BUSINESS FAMILY CHILD CARE HOME RESPITE CARE HOME</div> <div>INSTITUTIONAL USES: PERMITTED COLLEGE/ UNIVERSITY/ VO-TECH PLACES OF PUBLIC ASSEMBLY PRIVATE CLUB POLICE OR FIRE STATIONS POST OFFICE LIMITED USE HOSPITALS/ CLINICS/ MEDICAL LABS</div> <div>COMMERCIAL USES: PERMITTED USE COMMERCIAL LODGING COMMERCIAL RETAIL MIXED-USE OFFICE RESTAURANT; NO DRIVE-IN OR DRIVE-THROUGH SERVICES, COMMERCIAL AND PERSONAL LIMITED USE ALCOHOLIC BEVERAGE SALES VEHICLE RENTALS</div> <div>CONDITIONAL USE 24-HOUR COMMERCIAL RETAIL 24-HOUR RESTAURANT; NO DRIVE-IN OR DRIVE-THROUGH</div> <div>RECREATION AND AMUSEMENT USES: PERMITTED USE COMMERCIAL AMUSEMENT, INDOOR RECREATION, INDOOR LIMITED USE RECREATION, OUTDOOR</div> <div>INDUSTRIAL USES: LIMITED USE EXTRACTION (OIL AND GAS) UTILITIES, NEIGHBORHOOD CONDITIONAL USE UTILITIES, COMMUNITY</div> <div>SPECIAL USES: LIMITED USE PARKING (STAND ALONE LOT) AND MULTIMODAL TRANSIT FACILITIES</div>		<div>RECORDERS CERTIFICATE</div> <div>THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY</div> <div>AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D. , 20____</div> <div>IN BOOK _____, PAGE _____, MAP _____</div> <div>RECEPTION NO. _____</div> <div>CLERK AND RECORDER _____ BY _____ DEPUTY</div> <div>CITY COUNCIL APPROVAL</div> <div>APPROVED BY CITY COUNCIL OF THE CITY OF CENTENNIAL, THIS _____ DAY OF _____ A.D. , 20____.</div> <div>MAYOR: _____</div> <div>ATTEST: _____</div> <div>PLANNING COMMISSION RECOMMENDATION</div> <div>RECOMMENDED / NOT RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS ____ DAY OF _____ A.D. , 20____.</div> <div>BY CHAIR: _____</div>	
		PROJECT NAME		ARAPAHOE URBAN CENTER DISTRICT #4		CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO A PART OF SECTION 27 & 28, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.	
		URBAN DESIGN LEAD		ENGINEER		PROJECT NAME	
		LEESE & ASSOCIATES LLC 21 GALAPAGO STREET DENVER, COLORADO 80223 PHONE: 720-443-9672 www.leesassoc.net		WILSON & COMPANY 1675 BROADWAY, SUITE 200 DENVER, COLORADO 80202 PHONE: 303-297-2976 FAX: 303-297-2693 www.wilsonco.com		ARAPAHOE URBAN CENTER DISTRICT #4 REGULATING PLAN AMENDMENT NO. 1 REGP-XX-XXXXX	
						DATE: DECEMBER 31, 2020	
						SHEET TITLE	
						PROJECT INFORMATION & CERTIFICATIONS	
						DRAWING NO:	
						2 OF 20	



EXISTING PARCEL INFORMATION					
SURVEY PARCEL NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ALTA SURVEY AREA (ACRES)	CUTRRENT USE
1	FIRSTBANK OF ARAPAHOE COUNTY NATIONAL ASSOCIATION	8600 E. ARAPAHOE ROAD	2075-28-1-26-003	1.56	BANKING
2	MCCALISTER MELBOURNE L & PISCIOTTA LARRY F	8660 E. ARAPAHOE ROAD	2075-28-1-21-001	0.55	AUTO-RELATED
3	HANCOOP HOLDINGS & CENTENNIAL LLC	8770 E. ARAPAHOE ROAD	2075-28-1-23-005	1.76	SPA
4	SCF RC FUNDING I LLC	8840 E. ARAPAHOE ROAD	2075-28-1-24-003	1.08	RESTAURANT
5	8880 LLC	8880 E. ARAPAHOE ROAD	2075-28-1-24-001	1.52	RESTAURANT
6	EPIC PROPERTIES LLC	6800 E. XANTHIA STREET	2075-28-1-23-004	2.94	CATERER
7	ASHKAR CHILDRENS LLC	6770 S. YOSEMITE STREET	2075-28-1-26-004	1.01	AUTO-RELATED
8	M4M LLC	6789 S. YOSEMITE STREET	2075-28-1-21-011	0.46	OFFICE
9	M4M LLC	6801 S. YOSEMITE STREET	2075-28-1-21-012	0.83	MEDICAL
10	COPPER2 LLC	6802 S. YOSEMITE STREET	2075-28-1-21-020	3.01	RETAIL
11	ANIL ANTAL & FAMILY	6830 S. YOSEMITE STREET (N)	2075-27-2-21-001	0.60	VACANT LAND
12	ANIL ANTAL & FAMILY	6830 S. YOSEMITE STREET (S)	2075-27-2-21-002	0.99	VACANT OFFICE BUILDING
13	TAMARACK PROPERTIES INC.	6841 S. YOSEMITE STREET	2075-28-1-21-007	0.92	EDUCATIONAL
14	ZAFIRA LLC	6843 S. YOSEMITE STREET	2075-28-1-28-002	1.43	VACANT LAND
15	TARGA LLC	6860 S. YOSEMITE STREET	2075-27-2-02-045	0.83	SERVICE
16	COLORADO CONTRACTOR'S ASSOCIATION	6880 S. YOSEMITE STREET	2075-27-2-02-052	1.08	OFFICE
17	ZAFIRA LLC	6881 S. YOSEMITE STREET	2075-28-1-28-001	2.78	MEDICAL
18	PRICE HOLDINGS LLC	6886 S. YOSEMITE STREET	2075-28-1-21-021	0.68	RETAIL SERVICE
19	ONE SOUTHGATE LLC	6892 S. YOSEMITE STREET	2075-27-2-02-054	3.75	EDUCATIONAL
20	SAFEWAY STORES INC.	6900 S. YOSEMITE STREET	2075-27-2-02-053	4.06	OFFICE
21	6901 SOUTH YOSEMITE LLC	6901 S. YOSEMITE STREET	2075-28-1-21-022	0.89	RETAIL
22	STAR INSTITUTE	6911 S. YOSEMITE STREET	2075-28-1-21-023	1.07	MEDICAL/THERAPY
23	PIXEL PROPERTIES LLC	6931 S. YOSEMITE STREET	2075-28-1-21-010	0.34	RETAIL
TOTAL				34.14	ACRES



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PROJECT NAME

ARAPAHOE URBAN CENTER  
DISTRICT #4

REV.	DATE	DESCRIPTION	BY

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

SHEET TITLE

EXISTING PARCEL  
PLAN

DRAWING NO:  
3 OF 20

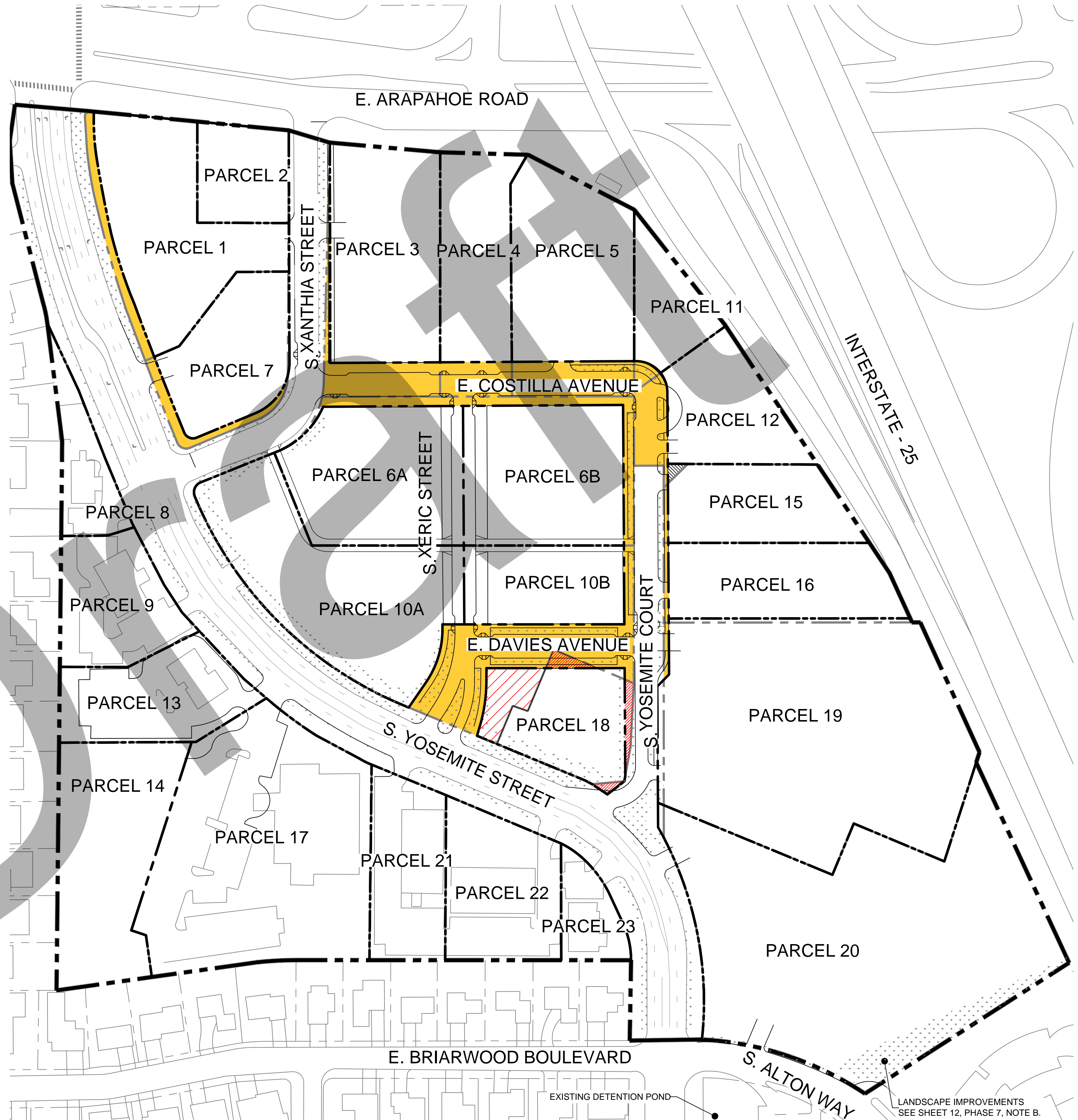
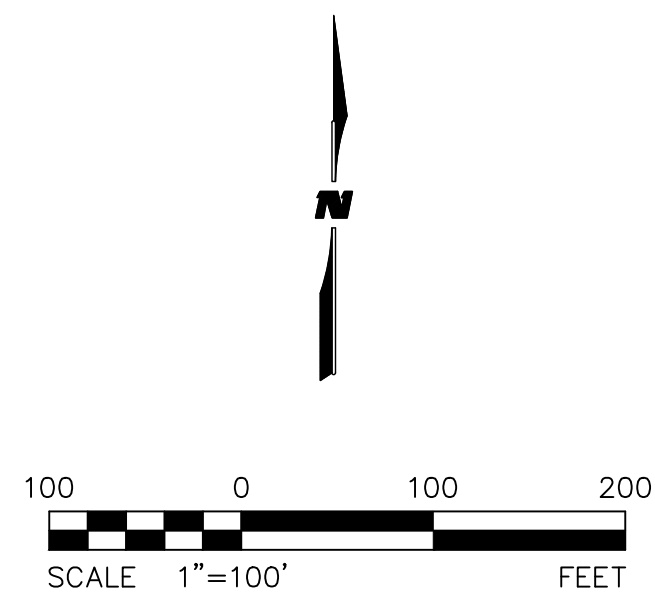
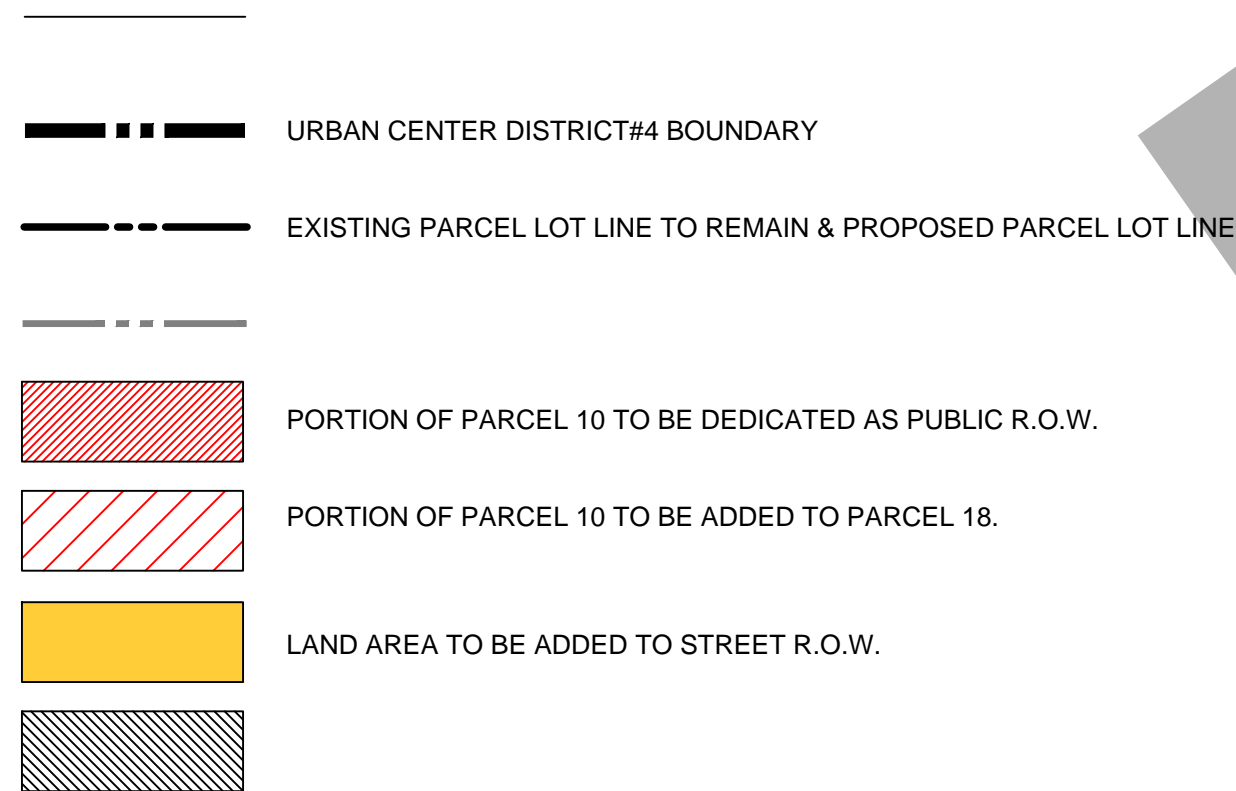


TABLE 2:

SITE CALCULATIONS*						MAXIMUM GFA CALCULATIONS**			
DEVELOPMENT PARCELS*	URBAN CENTER SUBDISTRICT	(NEW) PARCEL AREA PER REGULATING PLAN		POTENTIAL SITE USE	VERTICAL DEVELOPMENT AREA	PUBLIC OPEN SPACE	POTENTIAL GFA UC-CENTER	POTENTIAL GFA UC-GENERAL	POTENTIAL GFA UC-EDGE
PARCEL NUMBER		SF	ACRES		ACRES		SF	SF	SF
PARCEL 1	EDGE	62,361	1.43	VERTICAL DEVELOPMENT	0.18	1.25			16,000
PARCEL 2	EDGE	22,641	0.52	VERTICAL DEVELOPMENT	0.17	0.35			14,400
PARCEL 3	GENERAL	60,642	1.39	VERT DEV/PUBLIC OPEN SPACE	0.47	0.92		40,800	
PARCEL 4	GENERAL	40,100	0.88	VERT DEV/PUBLIC OPEN SPACE	0.18	0.70		15,600	
PARCEL 5	CENTER	57,004	1.31	VERTICAL DEVELOPMENT	0.72	0.59	121,200		
PARCEL 6A	GENERAL	59,187	1.17	VERT DEV/PROMENADE	0.84	0.34		182,110	
PARCEL 6B	GENERAL	57,381	1.12	VERT DEV/PROMENADE	0.64	0.47		140,030	
PARCEL 7	EDGE	38,142	0.88	VERT DEV/PUBLIC OPEN SPACE	0.44	0.43			38,400
PARCEL 8	EDGE	19,027	0.44	VERTICAL DEVELOPMENT	0.06	0.38			5,006
PARCEL 9	EDGE	35,406	0.81	VERTICAL DEVELOPMENT	0.14	0.67			12,504
PARCEL 10A	GENERAL	82,728	1.80	VERTICAL DEVELOPMENT	0.29	1.51		63,000	
PARCEL 10B	GENERAL	32,273	0.63	VERTICAL DEVELOPMENT	0.18	0.45		39,000	
PARCEL 11	CENTER	20,130	0.46	VERTICAL DEVELOPMENT	1.24	0.01	312,285		
PARCEL 12	CENTER	34,302	0.79	VERTICAL DEVELOPMENT					
PARCEL 13	EDGE	39,235	0.90	VERTICAL DEVELOPMENT	0.25	0.65			21,488
PARCEL 14	EDGE	62,176	1.43	VERTICAL DEVELOPMENT	0.16	1.26			14,300
PARCEL 15	CENTER	34,753	0.80	VERTICAL DEVELOPMENT	0.25	0.55	121,000		
PARCEL 16	CENTER	43,188	0.99	VERTICAL DEVELOPMENT	0.25	0.74	121,000		
PARCEL 17	EDGE	126,656	2.91	VERTICAL DEVELOPMENT	0.46	2.44			40,326
PARCEL 18	GENERAL	35,830	0.82	VERTICAL DEVELOPMENT	0.59	0.23		129,500	
PARCEL 19	CENTER	167,634	3.85	VERTICAL DEVELOPMENT	0.55	3.30	166,250		
PARCEL 20	GENERAL	189,908	4.36	VERTICAL DEVELOPMENT	0.67	3.69		203,000	
PARCEL 21	EDGE	34,707	0.80	VERTICAL DEVELOPMENT	0.37	0.42			32,456
PARCEL 22	EDGE	41,631	0.96	VERTICAL DEVELOPMENT	0.37	0.59			31,988
PARCEL 23	EDGE	14,296	0.33	VERTICAL DEVELOPMENT	0.10	0.23			8,478
TOTAL		1,411,337	31.77		9.57	22.17			
PUBLIC ROW			8.71						
PRIVATE ROW			0.59						
TOTAL			41.07		9.57	22.17	841,735	813,040	235,346
							TOTAL GFA		1,890,121

ALL PARCEL AND ROW AREAS ARE ESTIMATIONS AND WILL BE CONFIRMED DURING SITE DEVELOPEMMENT PLANNING PROCESSES FOR INDIVIDUAL SITES.

\*\*THE MAX SF FOR EACH SUBDISTRICT SHALL NOT BE EXCEEDED, BUT THE PARCEL-BY-PARCEL NUMBERS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



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PROJECT NAME  
ARAPAHOE URBAN CENTER  
DISTRICT #4

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
A PART OF SECTION 27 & 28, TOWNSHIP 5 SOUTH, RANGE 67,  
WEST OF THE 6TH P.M.

[illegible]

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE:	DECEMBER 31, 2020
SHEET TITLE	

## PARCEL PLAN & SITE CALCULATIONS

DRAWING NO:

4 OF 20



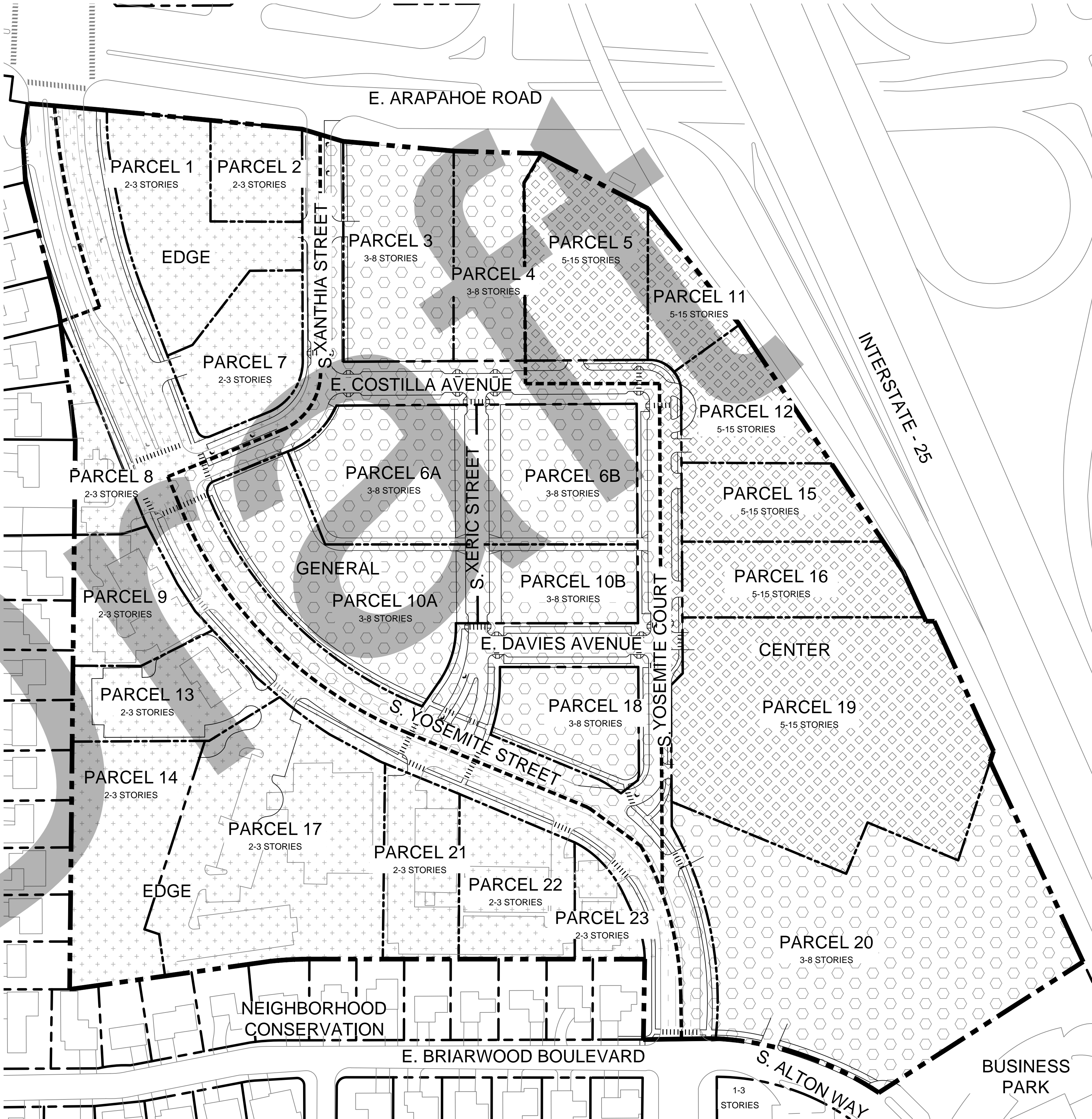
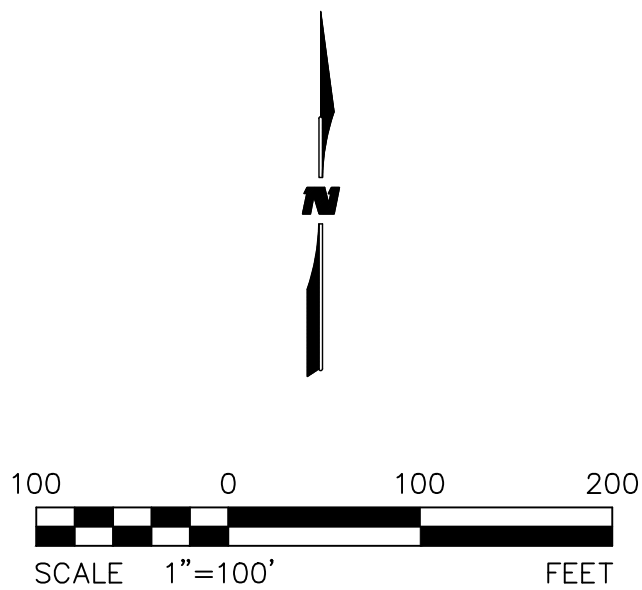
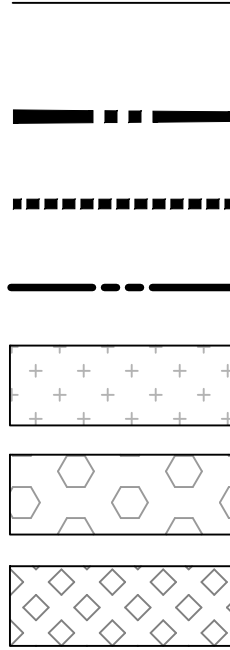
12/17/2020 C:\Users\lwhelan\Desktop\Centennial\2\_Disciplines\12\_SHEETS\ZONE\Centennial - Zone - Urban Center and ubdistrict boundaries.dwg

THE URBAN CENTER SUBDISTRICTS AS SHOWN ON EACH PARCEL ARE SUBDISTRICTS AS DEFINED BY THE LAND DEVELOPMENT CODE URBAN CENTER FORM STANDARDS (SEC. 12-4-301/TBD).

THE HIGHER DENSITY MIXED-USE CENTER SUBDISTRICT WILL CREATE AN ICONIC GATEWAY TO THE CITY, WITH VERY GOOD VISIBILITY FROM I-25, BUFFER DEVELOPMENT WITHIN THE UC DISTRICT FROM THE INTERSTATE, PROMOTE DENSITY AND PROVIDE ACTIVE GROUND FLOOR STREET FRONTAGE ALONG XERIC STREET AND COSTILLA AVENUE CENTRAL PROMENADES. XERIC STREET AND COSTILLA AVENUE WILL BE THE CENTER FOR PEDESTRIAN ACTIVITY AND THE FOCUS FOR RESTAURANT AND RETAIL USES. XERIC STREET FROM E. DAVIES AVENUE TO E. COSTILLA AVENUE WILL BE A SHARED STREET, ACCOMMODATING PEDESTRIANS, BICYCLISTS, AND OTHER MODES OF TRANSPORTATION. XERIC STREET WILL BE A PRIVATE STREET AND WILL BE USABLE FOR EVENTS.

THE MEDIUM DENSITY MIXED-USE GENERAL SUBDISTRICT WILL PROVIDE TRANSITION IN HEIGHT AND DENSITY ALONG THE EASTERN EDGE OF S. YOSEMITE STREET, BETWEEN THE EDGE SUBDISTRICT ON THE WEST SIDE OF S. YOSEMITE STREET AND THE CENTER SUBDISTRICT TO THE EAST TOWARD I-25.

THE LOWER DENSITY MIXED-USE EDGE SUBDISTRICT WILL PROVIDE A BUFFER BETWEEN THE SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT WEST OF THE AUC4 DISTRICT.



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A PART OF SECTION 22 & 28, TOWNSHIP 5 SOUTH, RANGE 67,  
WEST OF THE 6TH P.M.

REV.	DATE	DESCRIPTION	BY

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

SHEET TITLE

URBAN CENTER &  
SUBDISTRICT  
BOUNDARIES

DRAWING NO:

5 OF 20



COMPOSITE SITE PLAN NARRATIVE

THE AUC4 UC DISTRICT WILL BE A VIBRANT MIXED-USE , WALKABLE URBAN AREA WITH A BALANCED COMBINATION OF COMMERCIAL, AND RESIDENTIAL USES INTEGRATED ACROSS THE SITE.

XERIC STREET AND COSTILLA AVENUE WILL BE TWO INTERSECTING MAIN STREETS WITH STOREFRONT RETAIL OPPORTUNITIES. THEIR INTERSECTION WILL SERVE AS THE FOCAL POINT OF

CORNER EMPHASIS AND TERMINATED VISTAS WILL BE FEATURED AT THE INTERSECTIONS OF YOSEMITE STREET & XANTHIA STREET, XANTHIA STREET & COSTILLA AVENUE, COSTILLA AVENUE/XERIC STREET, COSTILLA/YOSEMITE COURT, AND YOSEMITE STREET/XERIC STREET.

THE INTERSECTIONS OF YOSEMITE STREET & XANTHIA STREET, AND YOSEMITE STREET & XERIC

ALL PARCELS MAY CONTAIN BUILDING, PARKING AND FRONTAGE TYPOLOGIES ALLOWED BY U-C SUB-DISTRICT, SPECIFIED BY SEC. 12-4-302 IN ADDITION TO THE ALTERNATE TYPOLOGIES IN THIS

BUILDING FRONTAGE AND PARKING TYPES



BUILDING TYPES: PEDESTAL, LINER, OBJECT, MID-RISE MIXED-USE, LIVE/WORK TOWNHOUSE\* AND

FRONTAGE TYPES: STREETYARD, DOORYARD, FORECOURT, SHOPFRONT, GALLERY

PARKING TYPES: INTEGRATED STRUCTURED, MID-BLOCK STRUCTURED, LINED STRUCTURE

INCORPORATED WITH ANOTHER BUILDING



BUILDING TYPES: PEDESTAL, LINER, OBJECT, MID-RISE MIXED-USE, LOW-RISE MIXED USE, COMMERCIAL; LIVE/WORK TOWNHOUSE, TOWNHOUSE AND FREESTANDING MULTIFAMILY

FRONTAGE TYPES: STREETYARD, DOORYARD, STOOP, FORECOURT, SHOPFRONT, GALLERY

PARKING TYPES: INTEGRATED STRUCTURED, MID-BLOCK STRUCTURED, LINED STRUCTURE SUBTERRANEAN STRUCTURE, SURFACE PARKING AND TUCK-UNDER PARKING

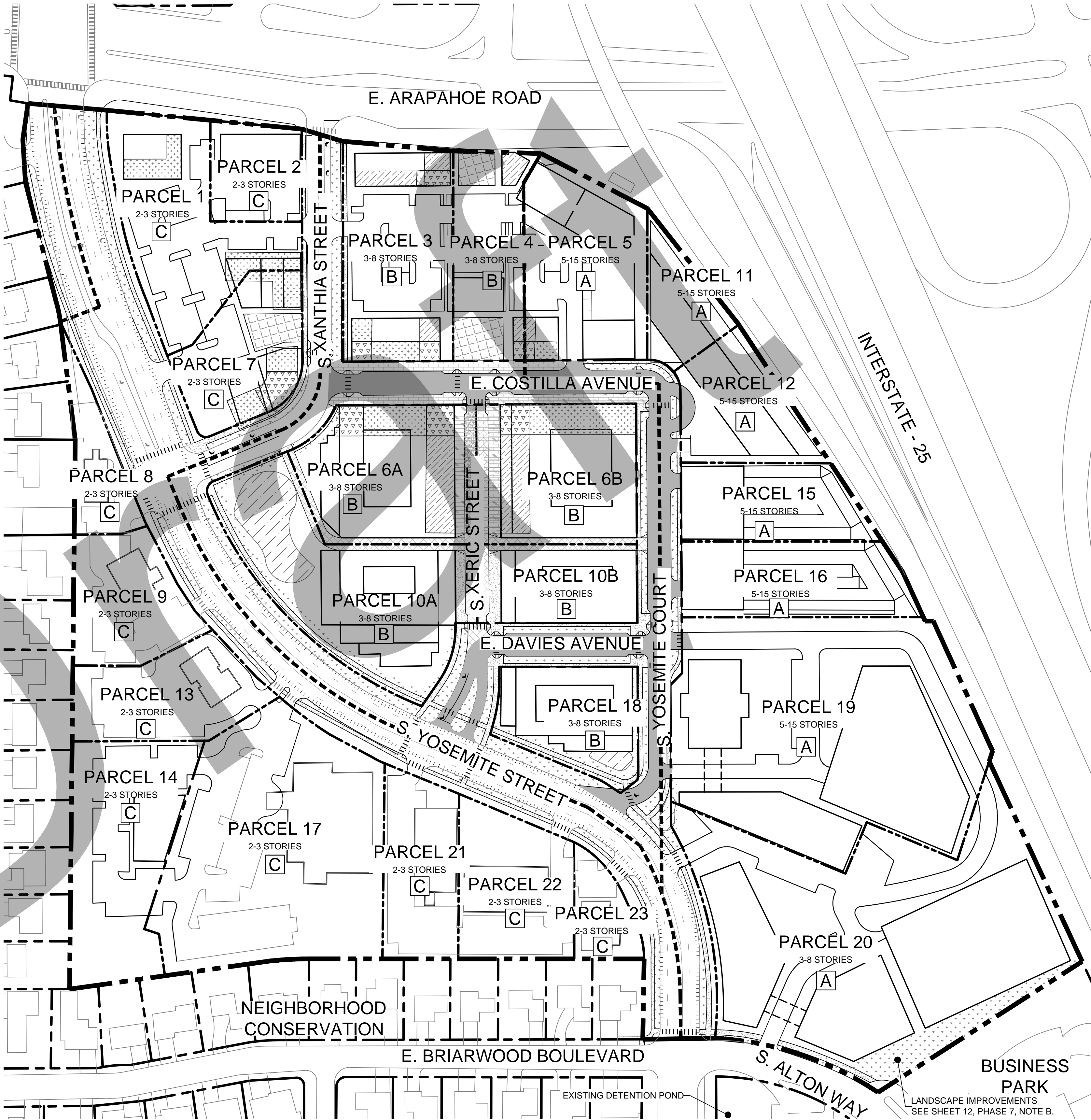
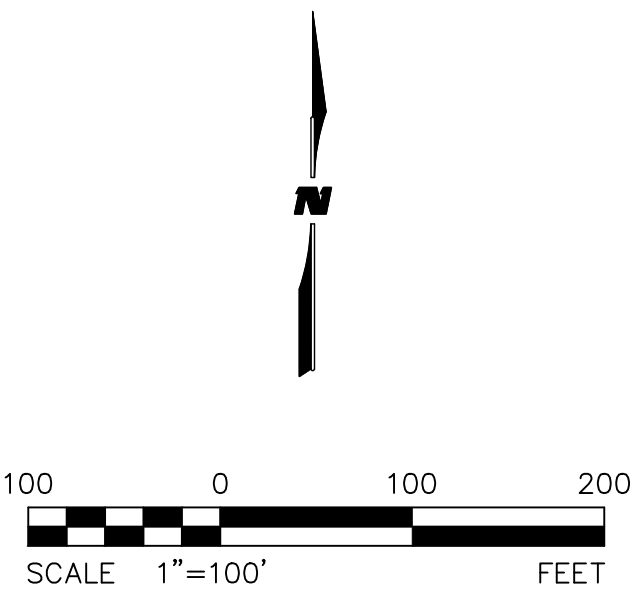


BUILDING TYPES: PEDESTAL, LINER, OBJECT, MID-RISE MIXED-USE, LOW-RISE MIXED USE, COMMERCIAL; LIVE/WORK TOWNHOUSE, TOWNHOUSE AND FREESTANDING MULTIFAMILY

FRONTAGE TYPES: STREETYARD, DOORYARD, STOOP, FORECOURT, SHOPFRONT, GALLERY

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- URBAN CENTER DISTRICT#4 BOUNDARY
- MAIN STREET GROUND FLOOR ACTIVATION
- PRIMARY STREET REQUIRED GROUND FLOOR ACTIVATION
- CENTRAL PROMENADE SHARED STREET



URBAN DESIGN LEAD

ENGINEER

PROJECT NAME

DATE

REV.

DESCRIPTION

BY



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ARAPAHOE URBAN CENTER  
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AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

SHEET TITLE

COMPOSITE SITE PLAN

DRAWING NO:

6 OF 20



THE CIRCULATION NETWORK CONNECTS TO THE EXISTING STREET GRID AND PROVIDES DRIVABLE, BIKABLE, AND WALKABLE PRIMARY AND SECONDARY COMMERCIAL STREETS.

SOUTH XANTHIA STREET WILL CONTINUE TO PROVIDE A LINK FROM SOUTH YOSEMITE STREET TO DEVELOPMENT PARCELS IN THE NORTH CENTRAL PART OF THE DISTRICT.

THE PLAN CREATES A NEW INTERSECTION AT SOUTH YOSEMITE STREET AND SOUTH XERIC STREET, THAT WILL PROVIDE ACCESS TO THE HEART OF THE DISTRICT. ACTIVE GROUND FLOOR USES WILL BE CONCENTRATED ALONG SOUTH XERIC STREET, IN PROXIMITY TO ITS INTERSECTION WITH EAST

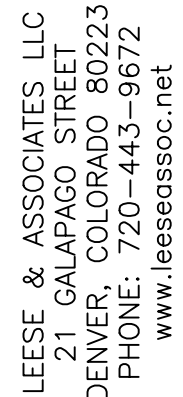
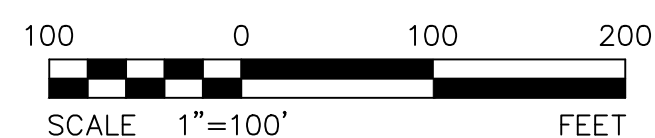
THE SOUTHERN MOST 270' OF SOUTH YOSEMITE COURT WILL BECOME A ONE-WAY STREET AND THE INTERSECTION OF SOUTH YOSEMITE STREET AND SOUTH YOSEMITE COURT BE LIMITED TO

SOUTH YOSEMITE COURT WILL BE CONNECTED TO SOUTH XERIC STREET BY A NEW EAST-WEST

ALL STREETS IDENTIFIED ABOVE WILL FEATURE STREET TREES, EITHER IN TREE LAWNS OR IN TREE GRATES. ALL INTERSECTION CORNERS IN THE HEART OF THE WALKABLE AREA WILL FEATURE

ALLEY ACCESS TO PARKING AND LOADING SPACES IS PROVIDED ALONG THE PARCEL LINE BETWEEN PARCEL 6A AND PARCEL 10A; AND BETWEEN PARCEL 6B AND PARCEL 10B TO SERVICE BOTH THE

INCREMENTAL IMPROVEMENTS FOR VEHICULAR TRAFFIC INCLUDE RIGHT TURN LANES, AND SIGNALIZATION OF THE INTERSECTIONS ON SOUTH YOSEMITE STREET AT SOUTH XERIC STREET AND SOUTH XANTHIA STREET WILL BE COMPLETED WHEN WARRANTED.



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ARAPAHOE URBAN CENTER  
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REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

SHEET TITLE

CIRCULATION  
NETWORK

DRAWING NO:

7 OF 20



CIRCULATION NETWORK NARRATIVE

THE CIRCULATION NETWORK CONNECTS TO THE EXISTING STREET GRID AND PROVIDES DRIVABLE, BIKABLE, AND WALKABLE PRIMARY AND SECONDARY COMMERCIAL STREETS.

SOUTH YOSEMITE STREET IS THE PRIMARY NORTH-SOUTH ACCESS TO THE DISTRICT, PROVIDING CAR, DELIVERY VEHICLES, TRANSIT VEHICLES (BUSES), BICYCLE, AND PEDESTRIAN ACCESS TO PARCELS

SOUTH XANTHIA STREET WILL CONTINUE TO PROVIDE A LINK FROM SOUTH YOSEMITE STREET TO DEVELOPMENT PARCELS IN THE NORTH CENTRAL PART OF THE DISTRICT.

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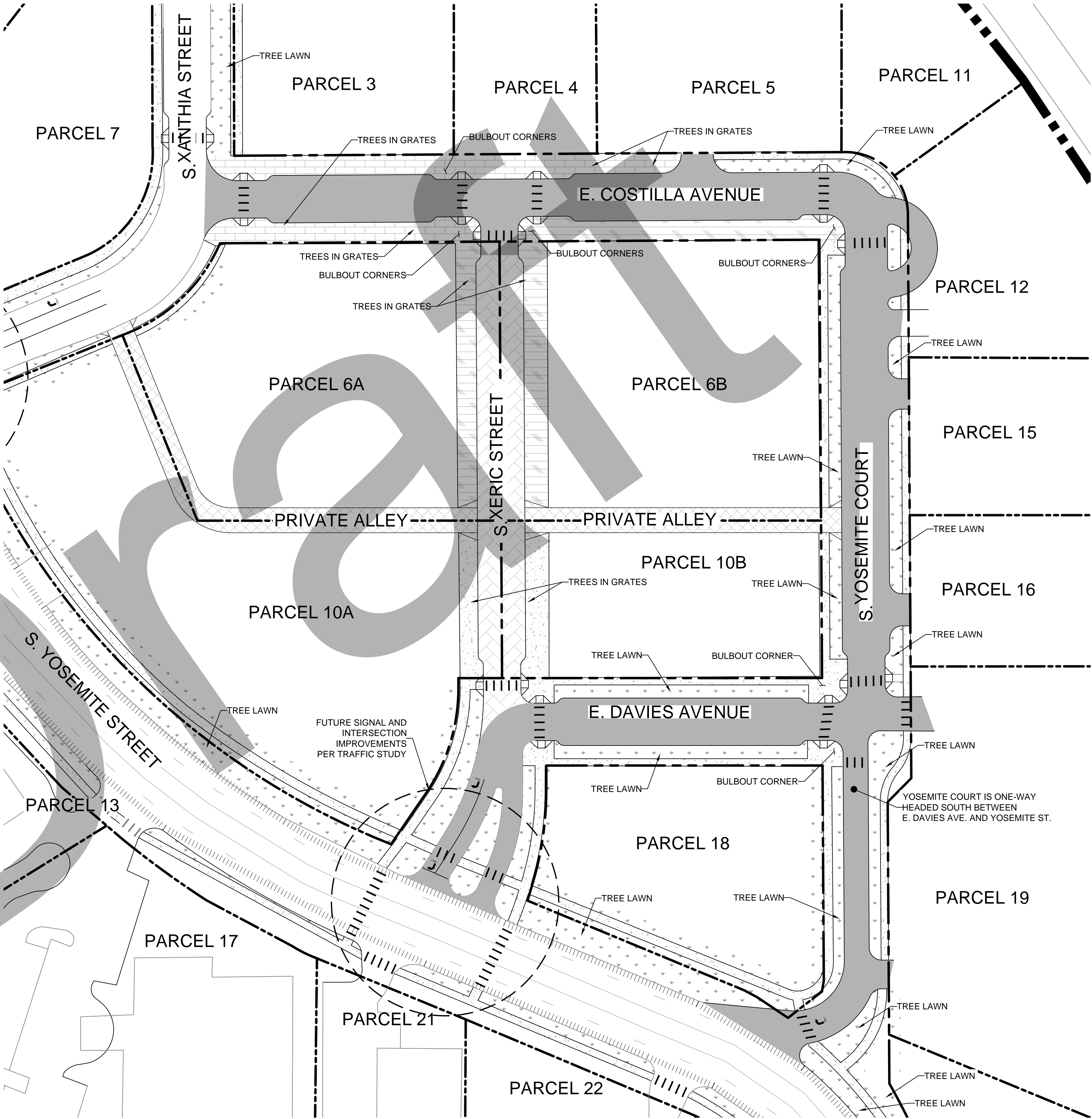
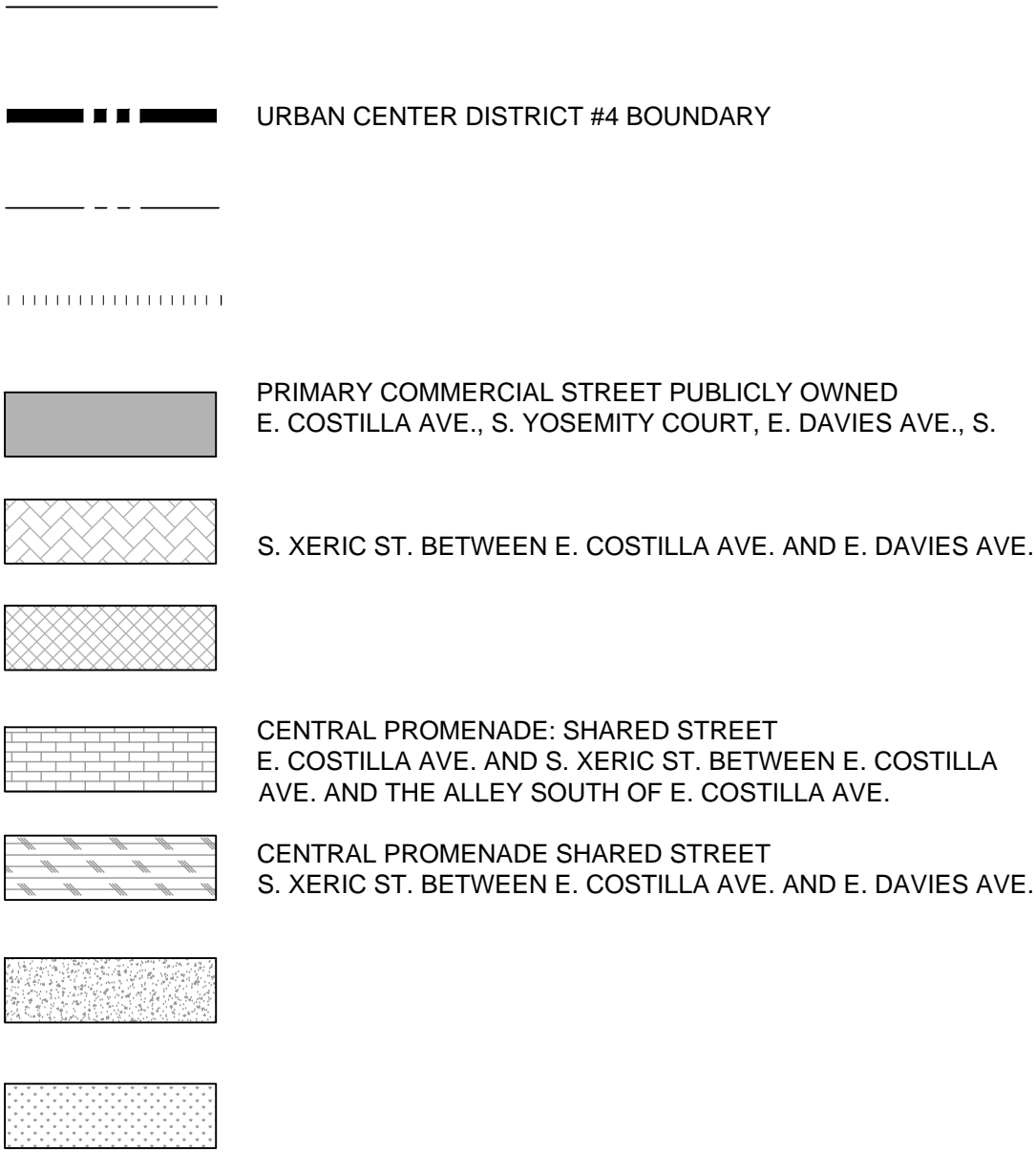
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URBAN DESIGN LEAD

ENGINEER

PROJECT NAME

ARAPAHOE URBAN CENTER DISTRICT #4

REV.	DATE	DESCRIPTION	BY

ARAPAHOE URBAN CENTER DISTRICT #4 REGULATING PLAN AMENDMENT NO. 1 REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

SHEET TITLE

CIRCULATION NETWORK-BLOW UP

DRAWING NO:

8 OF 20



12/17/2020 C:\Users\whelan\Desktop\Centennial2\_Sheets\ZONE\Centennial - Zone - Open Space and Block Structure.dwg

OPEN SPACE & BLOCK STRUCTURE NARRATIVE

PRIMARY PUBLIC SPACE FOR THE AUC4 DISTRICT IS COMPRISED OF THE ENHANCED STREETSCAPES /PROMENADES LOCATED ALONG XERIC STREET AND COSTILLA AVENUE, AND THE PUBLIC PLAZA LOCATED ON THE NORTH SIDE OF COSTILLA AVENUE AT XERIC STREET.

THE TWO PROMENADES WILL FEATURE GENEROUS SIDEWALKS AND AMENITY ZONES. THE PUBLIC PLAZA WILL BE COMPRISED OF HARDSCAPE AND SOFTSCAPE AREAS TO ACCOMMODATE A VARIETY OF USES AND GATHERING SPACES FOR THE COMMUNITY.

THREE LANDSCAPED PUBLIC OPEN SPACES HAVE BEEN LOCATED ON THE EAST SIDE OF S. YOSEMITE STREET AND FUNCTION AS GATEWAYS TO THE AUC4 DISTRICT. THESE SPACES MAY ALSO PROVIDE DUAL FUNCTIONS AS SITE DETENTION AND WATER QUALITY AND/OR GREEN BUFFER AREAS.THEY ARE MARKED AS "LANDSCAPING WATER QUALITY AND DETENTION POND" AREAS IN THE LEGEND.

SECONDARY OPEN SPACES HAVE BEEN PROVIDED AS SUPPLEMENTARY GREEN LANDSCAPE AREAS AND MAY PROVIDE DUAL FUNCTIONS SUCH AS SITE DETENTION AND WATER QUALITY AND /OR GREEN

THE AREA LONG THE SOUTH EDGE OF THE AUC4 DISTRICT WHERE IT ABUTS THE CREEK HAS BEEN

THE CIRCULATION NETWORK PROVIDES PEDESTRIAN-ORIENTED, WALKABLE BLOCKS ENABLING CONVENIENT PEDESTRIAN ACCESS FROM THE WALNUT HILLS NEIGHBORHOOD, ACROSS S. YOSEMITE STREET TO XERIC STREET, COSTILLA AVENUE, XANTHIA STREET, AND YOSEMITE COURT

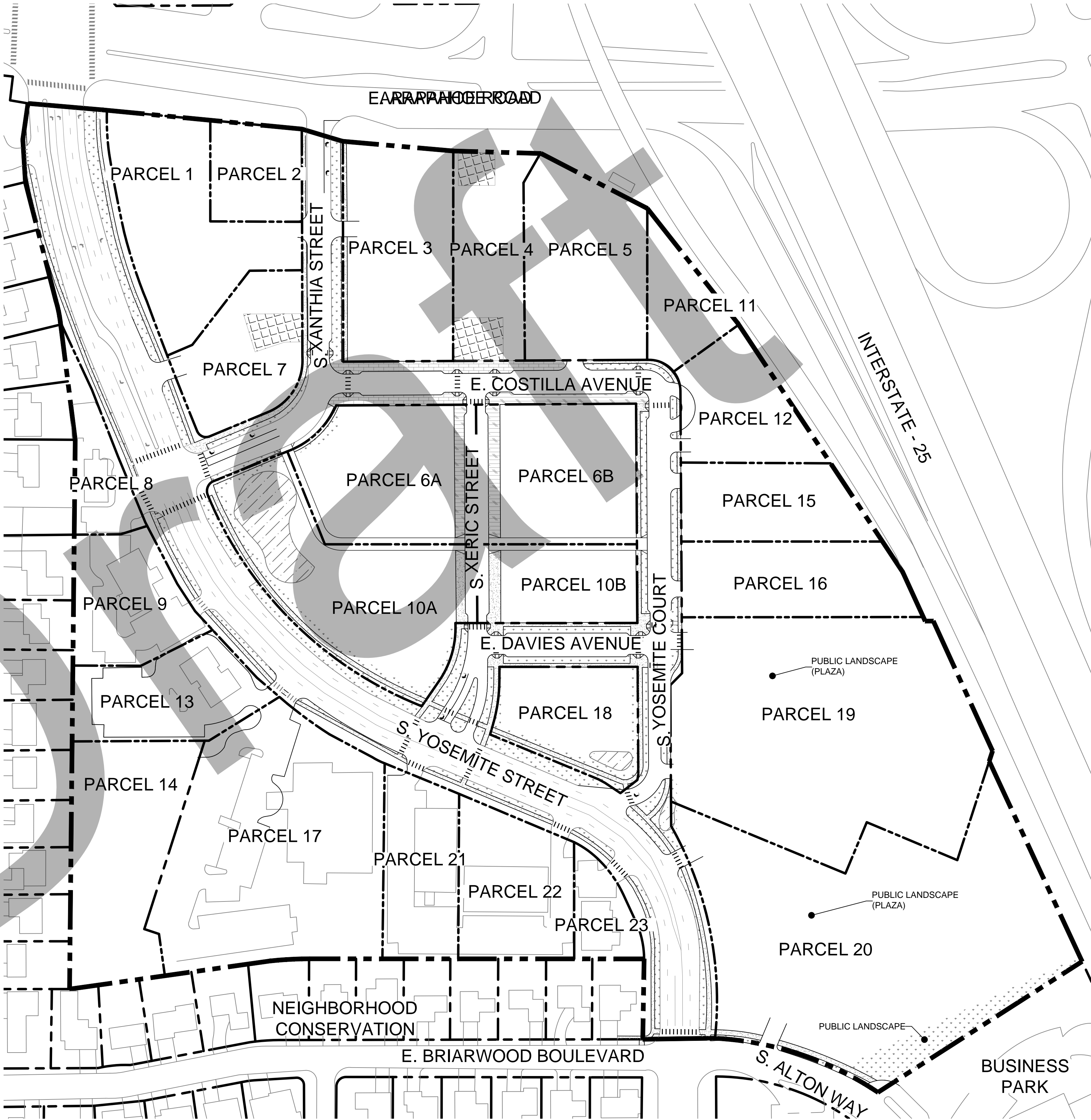
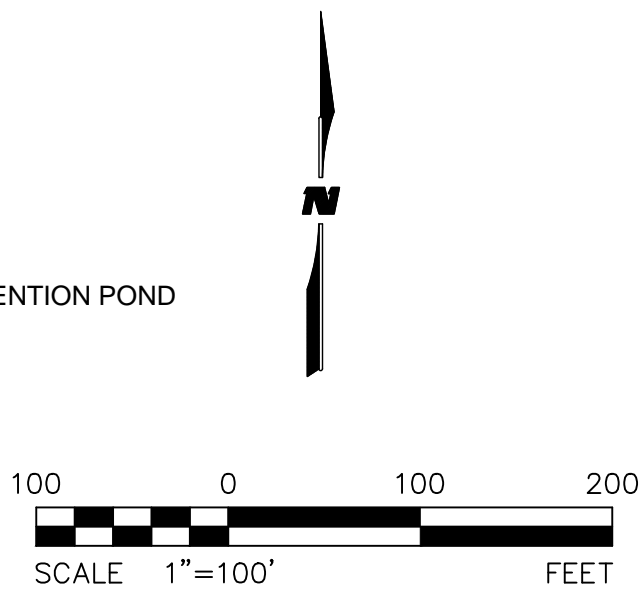
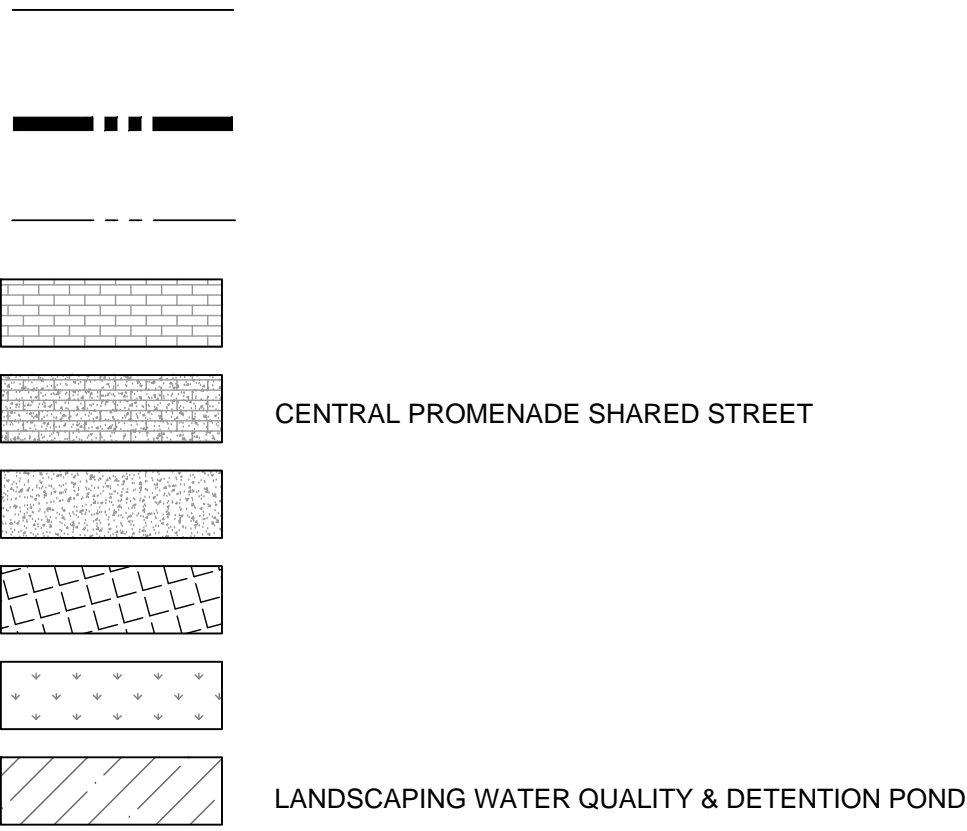
DESIGN, MATERIALS, AND EXECUTION OF XERIC STREET AND COSTILLA AVENUE PROMENADES WILL

ALL OPEN SPACE AREAS AND PREIMETER BLOCK LINEAR FOOTAGE DIMENSIONS ARE ESTIMATIONS AND WILL BE CONFIRMED DURING SITE DEVELOPMENT PLANNING PROCESS FOR INDIVIDUAL SITES.

TABLE 3:  
PUBLIC OPEN SPACE TABLE

PARCEL	ACRES	% OF DEVELOPABLE AREA
1	1.25	87.41%
2	0.35	67.31%
3	0.92	66.19%
4	0.70	79.55%
5	0.59	45.03%
6A	0.34	29.06%
6B	0.47	41.96%
7	0.43	48.86%
8	0.38	86.36%
9	0.67	82.72%
10A	1.51	83.89%
10B	0.45	71.43%
11	0.01	1.09%
12	0.01	0.63%
13	0.65	72.22%
14	1.28	88.11%
15	0.55	68.75%
16	0.74	74.75%
17	2.44	83.85%
18	0.23	28.05%
19	3.30	85.75%
20	3.69	84.64%
21	0.42	52.50%
22	0.59	61.46%
23	0.23	69.70%
PUBLIC AMENITY ZONE	0.59	45.71%
TOTAL:	22.77	55.44%

GROSS PARCEL AREA = 41.07 AC



URBAN DESIGN LEAD

LEESE & ASSOCIATES LLC  
21 GALAPAGO STREET  
DENVER, COLORADO 80223  
PHONE: 720-443-9672  
www.leesassoc.net

ENGINEER

1675 BROADWAY, SUITE 200  
DENVER, COLORADO 80202  
PHONE: 303-297-2976  
FAX: 303-297-2693  
www.wilsonco.com

PROJECT NAME

ARAPAHOE URBAN CENTER  
DISTRICT #4

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
A PART OF SECTION 22 & 28, TOWNSHIP 5 SOUTH, RANGE 67,  
WEST OF THE 6TH P.M.

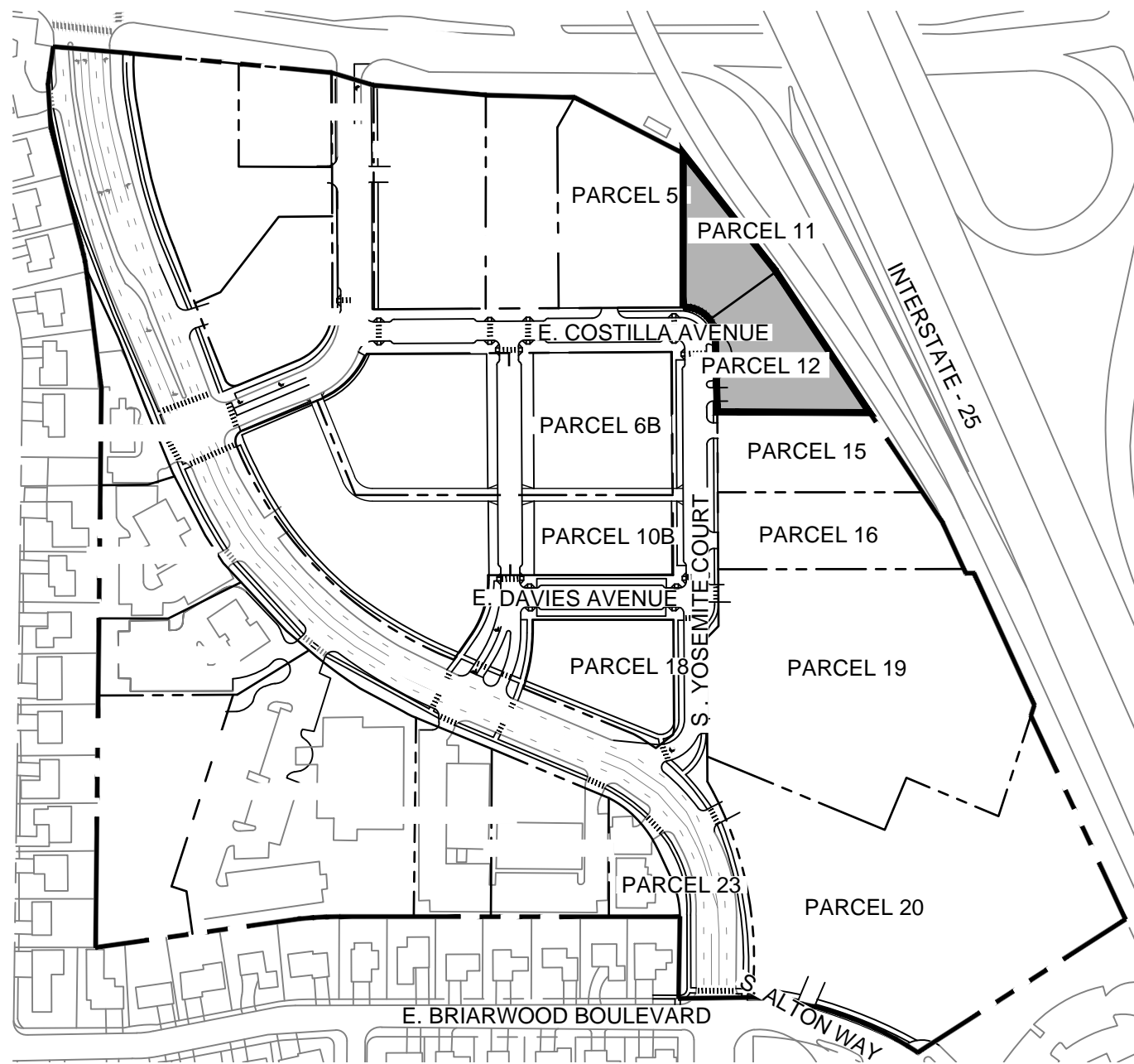
REV.	DATE	DESCRIPTION	BY

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE: DECEMBER 31, 2020  
SHEET TITLE  
OPEN SPACE &  
BLOCK STRUCTURE

DRAWING NO:  
9 OF 20



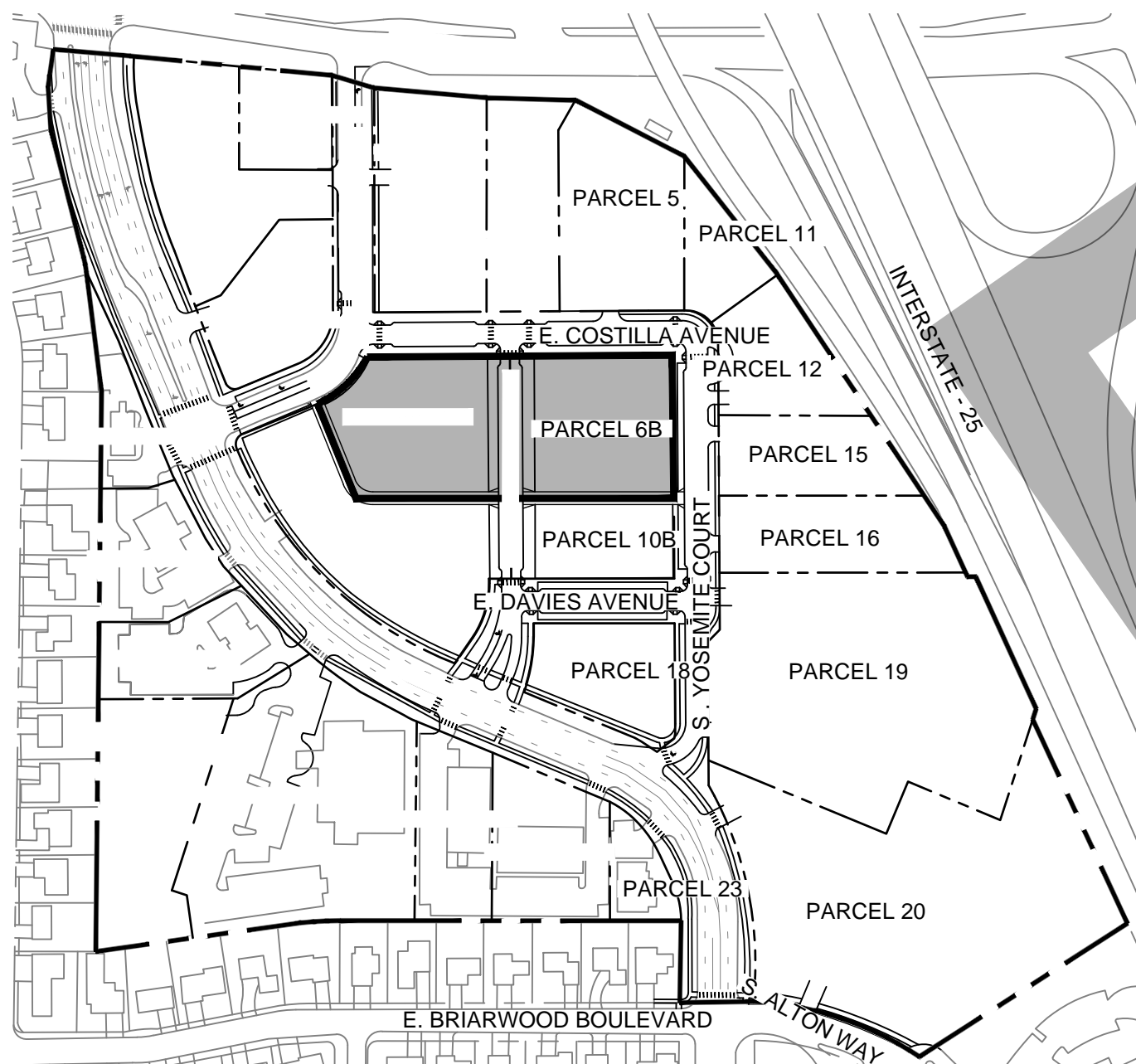


ACQUIRE RIGHT-OF-WAY AND CONSTRUCT COSTILLA AVENUE FROM

## ACQUIRE RIGHT-OF-WAY AND CONSTRUCT THE EXTENSION OF YOSEMITE

CONSTRUCT STREETSCAPE IMPROVEMENTS ON YOSEMITE COURT (EAST

CONSTRUCT WATER LINE FROM S. YOSEMITE COURT TO E. COSTILLA AVENUE. CONSTRUCT STORM LINES 1 AND 6. CONSTRUCT PONDS 1 AND 2.

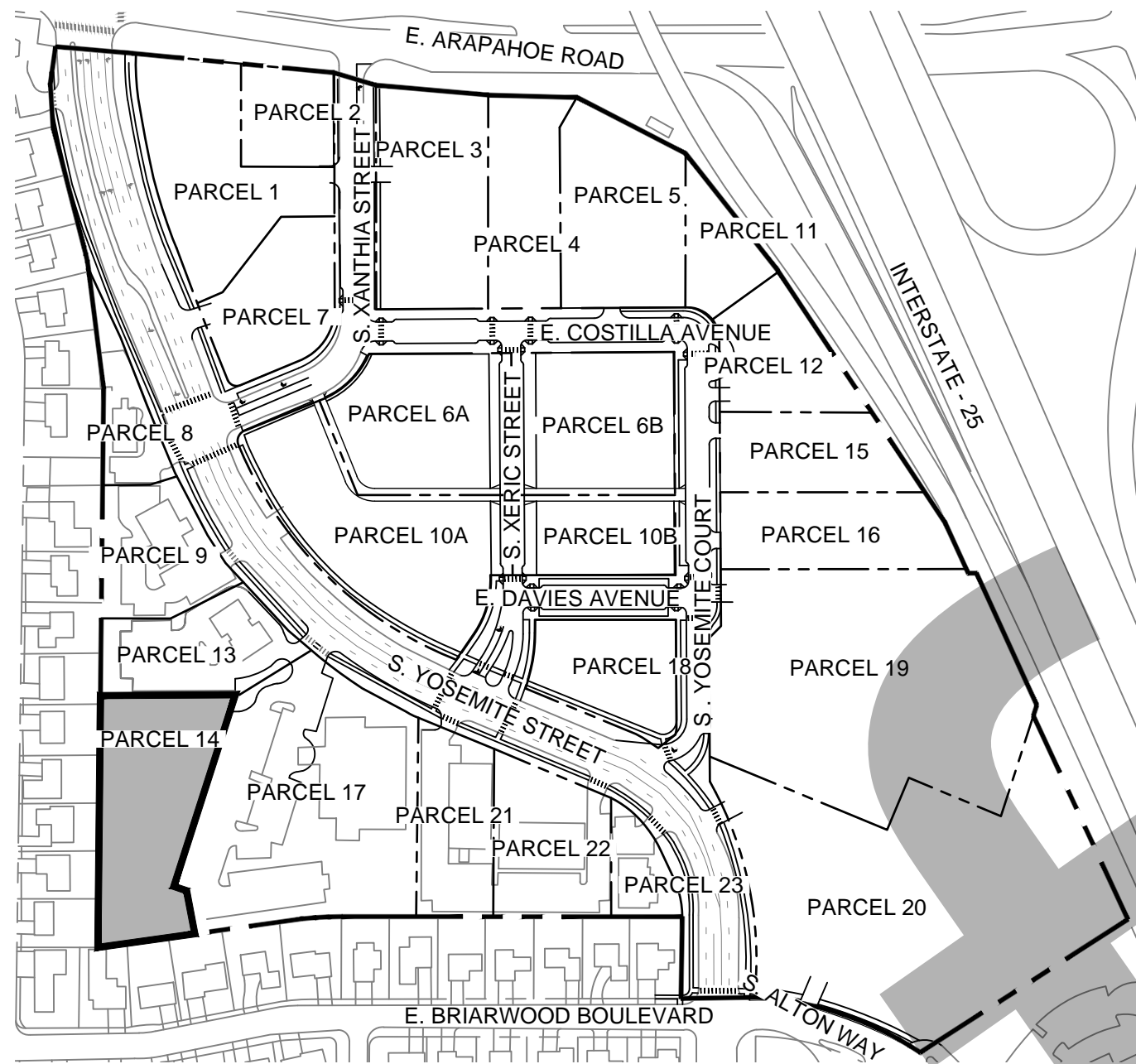
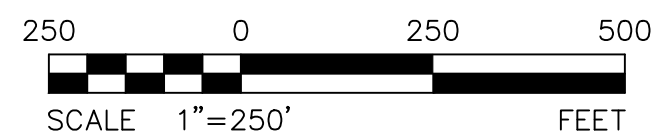


CONSTRUCT THE ALLEYS FROM XANTHIA STREET TO YOSEMITE COURT.

CONSTRUCT XERIC STREET BETWEEN COSTILLA AVENUE AND YOSEMITE STREET.

CONSTRUCT STREETSCAPE IMPROVEMENTS ON ADJACENT STREET FRONTAGES [(XANTHIA STREET (EAST SIDE), COSTILLA AVENUE (SOUTH SIDE), AND YOSEMITY COURT (WEST SIDE))].

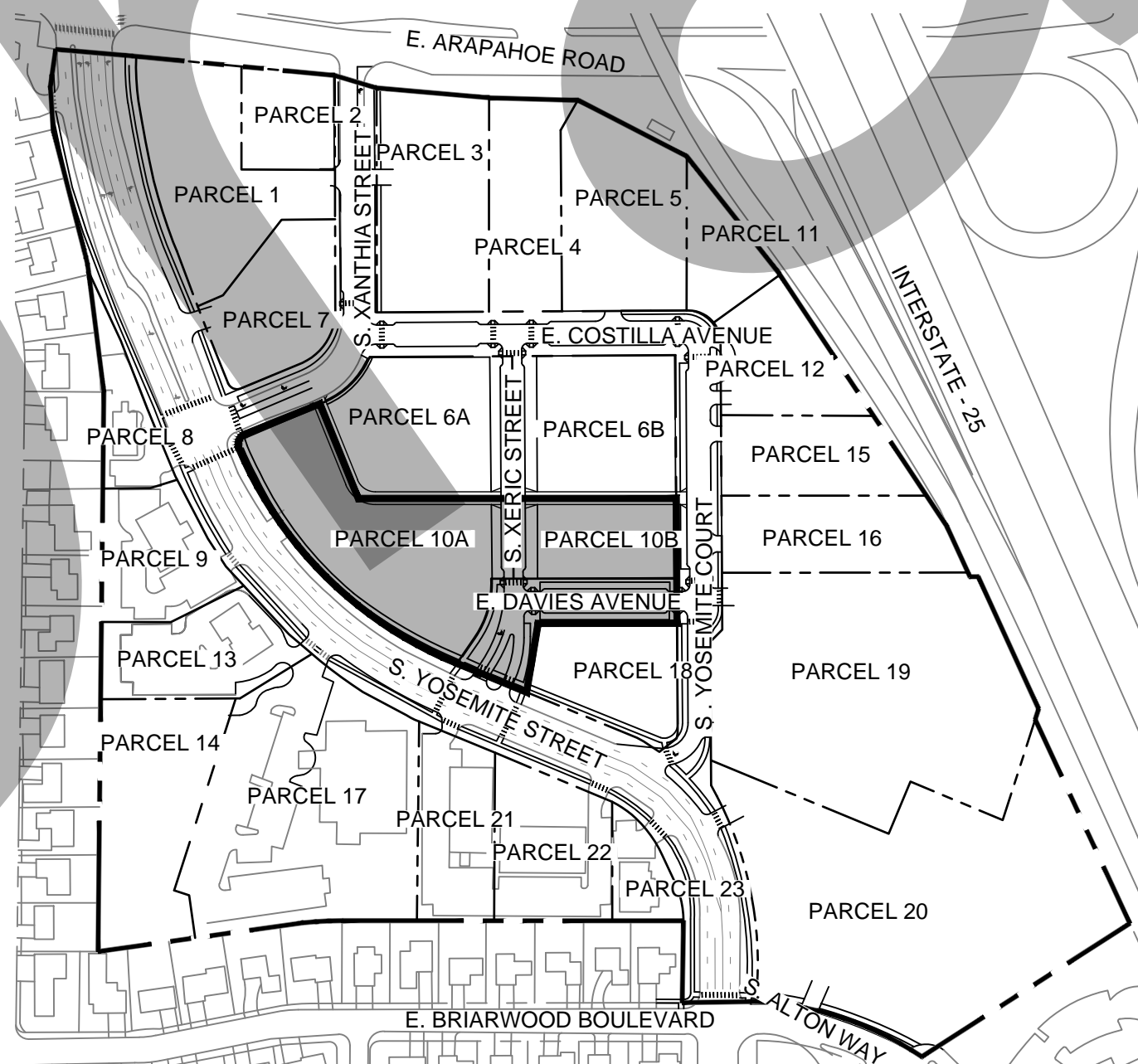
CONSTRUCT WATER LINE FROM INTERSECTION OF S. XERIC STREET AND E. COSTILLA AVENUE TO INTERSECTION OF E. DAVIES AVENUE AND S. XERIC STREET AND TO INTERSECTION OF E. DAVIES AVENUE AND S. YOSEMITE COURT. CONSTRUCT SANITARY LINE FROM S. XANTHIA STREET TO ALLEY SOUTH OF PARCEL 6A. CONSTRUCT SANITARY LINE FROM S. YOSEMITE COURT TO ALLEY SOUTH OF PARCEL 6B. CONSTRUCT A PORTION OF STORM LINE 4 FROM UPSTREAM END AT E. COSTILLA AVENUE TO MANHOLE BEFORE



## PHASE 2: PARCEL 14

A. RECONFIGURE ACCESS FROM YOSEMITE STREET SO THAT CURB CUTS FOR ARE CONSOLIDATED (PARCEL #'S 13,14,17).

**B.INSTALL STREETSCAPE IMPROVEMENTS ON THE YOSEMITE STREET FRONTAGE (WEST SIDE).**



### PHASE 3B: PARCELS 10A & 10B

A.CONSTRUCT DAVIES AVENUE AND STREETSCAPE.

**B. CONSTRUCT STREETSCAPE IMPROVEMENTS ON ADJACENT STREET FRONTAGES [(YOSEMITE STREET (WEST SIDE), XANTHIA STREET (EAST SIDE), AND YOSEMITE COURT (WEST SIDE)).**

C. CONSTRUCT WATER LINE FROM INTERSECTION OF S. YOSEMITE STREET AND S. XERIC STREET TO INTERSECTION OF E. DAVIES AVENUE AND S. XERIC STREET. CONSTRUCT SANITARY LINE FROM INTERSECTION OF E. DAVIES AVENUE AND S. YOSEMITE COURT XANTHIA STREET TO LOCATION IN OF E. DAVIES AVENUE, NORTH OF PARCEL 18. CONSTRUCT THE REMAINDER OF STORM DRAIN LINE 4. CONSTRUCT STORM LINES 3 AND 5.

## NOTES

1. AT SUCH TIME AS AN OWNER OR OWNERS SUBMIT A SITE PLAN APPLICATION FOR ANY PARCEL(S), THE SCOPE, NATURE, PHASING AND EXTENT OF PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT PROPOSED ON SUCH PARCEL(S) SHALL BE DETERMINED IN ACCORDANCE WITH THE REGULATING PLAN, SECTION 12-14-207, ARTICLE 4, AND ARTICLE 10 OF THE LDC. PHASING FOR IMPROVEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND ARE INTENDED ONLY TO GUIDE POTENTIAL PHASING OF IMPROVEMENTS THROUGH THE SUBDIVISION AND SITE PLANNING PROCESS.
2. REFER TO CIVIL INFRASTRUCTURE PLAN FOR UTILITIES.
3. PARCEL/LOT LINES WILL BE DEFINED IN FUTURE SUBMITTALS TO THE CITY OF CENTENNIAL.
4. IMPROVEMENTS ARE SUBJECT TO THE REVIEW OF FUTURE SITE PLAN SUBMITTALS.
5. STREETScape IS CONSIDERED BACK OF CURB TO R.O.W. INSTALL TEMPORARY PEDESTRIAN PATH USING TEMPORARY ASPHALT

## LEGEND

 EXISTING BUILDING  
 PROPOSED BUILDING/PARKING  
 PARCEL LINE

URBAN DESIGN LEAD



LEESE & ASSOCIATES LLC  
21 GALAPAGO STREET  
DENVER, COLORADO 80223  
PHONE: 720-443-9672  
[www.leeaseassoc.net](http://www.leeaseassoc.net)

ENGINEER

**WILSON  
& COMPANY**

1675 BROADWAY, SUITE 200  
DENVER, COLORADO 80202  
PHONE: 303-297-2976  
FAX: 303-297-2693  
[www.wilsonco.com](http://www.wilsonco.com)

PROJECT NAME

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DISTRICT #4

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
A PART OF SECTION 27 & 28, TOWNSHIP 5 SOUTH, RANGE 67,  
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[illegible]

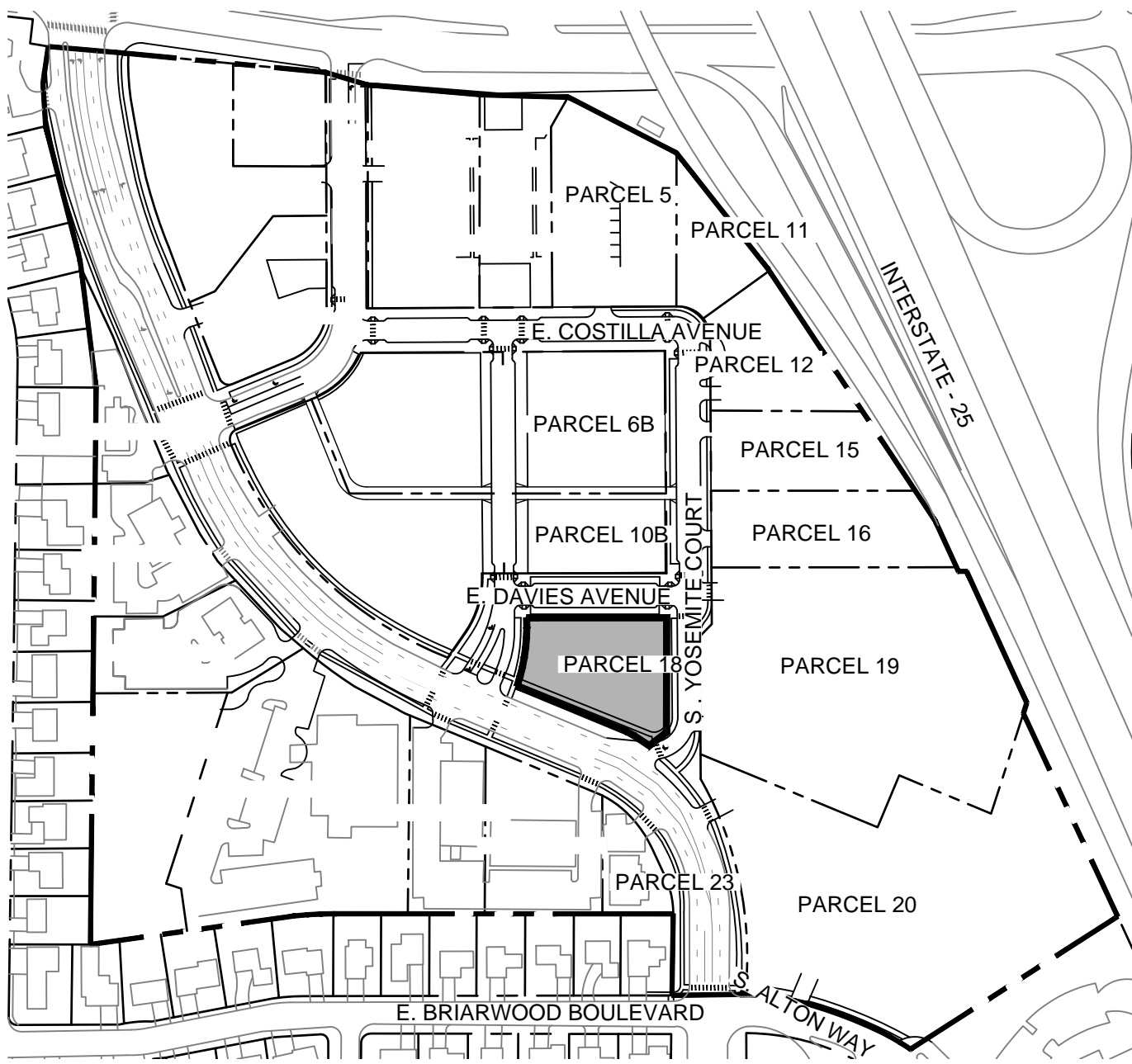
ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE:	DECEMBER 31, 2020
SHEET TITLE	

## PARCEL & INFRASTRUCTURE PHASING NARRATIVE

DRAWING NO:

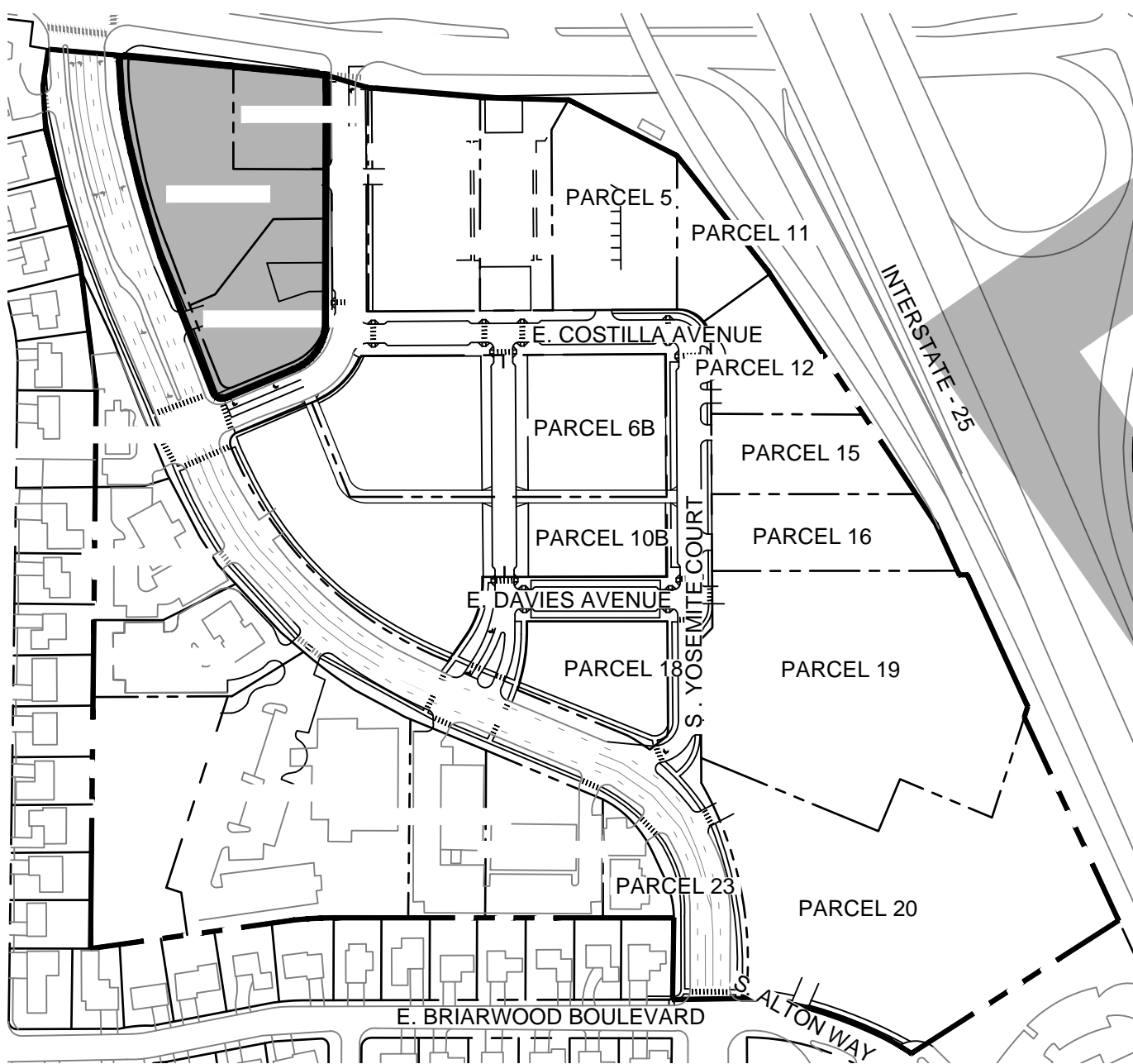




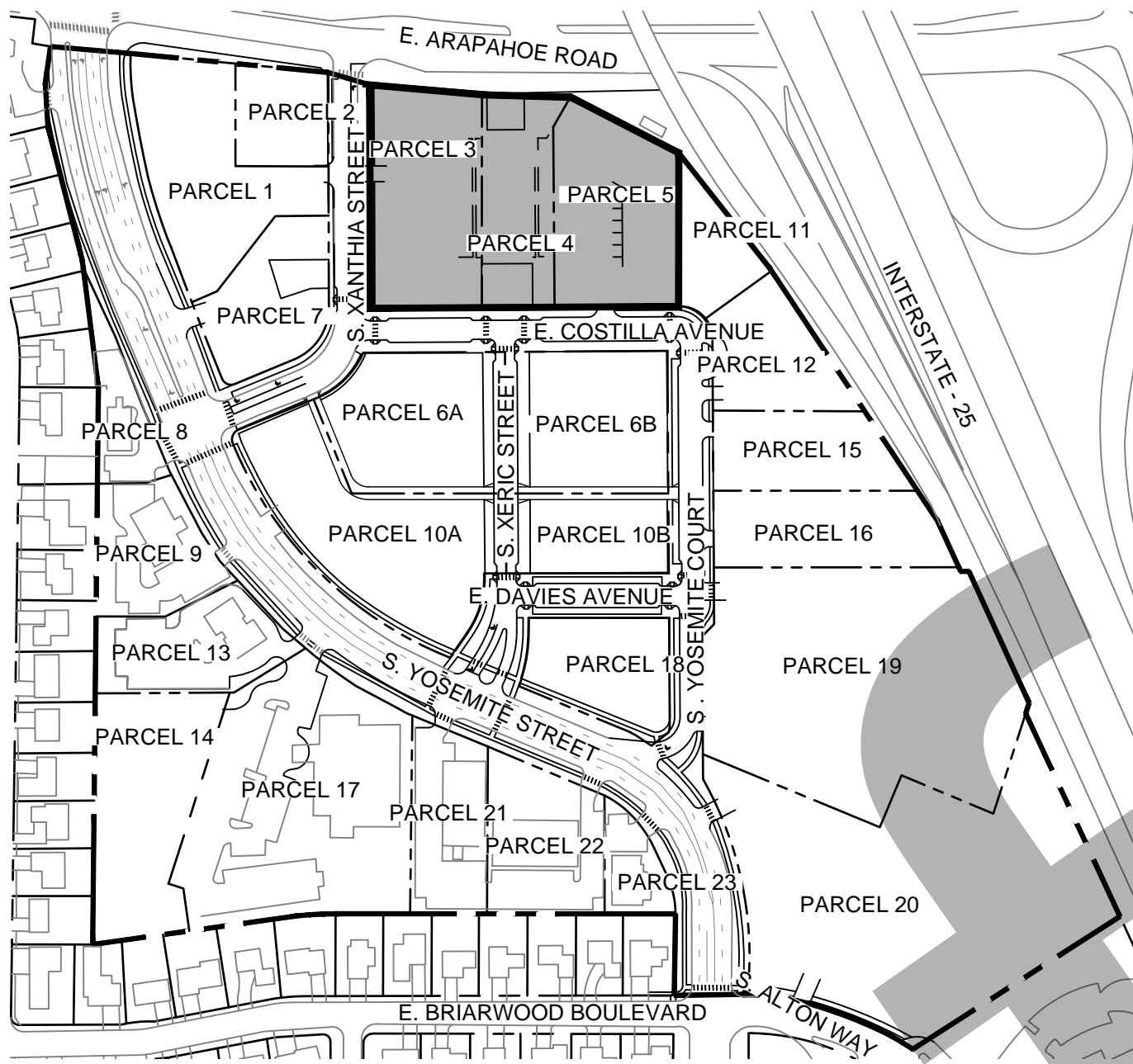
## CONSTRUCT THE RECONFIGURATION OF THE YOSEMITE STREET AND YOSEMITE COURT

CONSTRUCT YOSEMITE COURT FROM YOSEMITE STREET TO DAVIES AVENUE.

CONSTRUCT STREETSCAPE IMPROVEMENTS ON ALL ADJACENT STREET FRONTAGES  
[YOSEMITE STREET (EAST SIDE), DAVIES AVENUE (SOUTH SIDE), AND YOSEMITE COURT



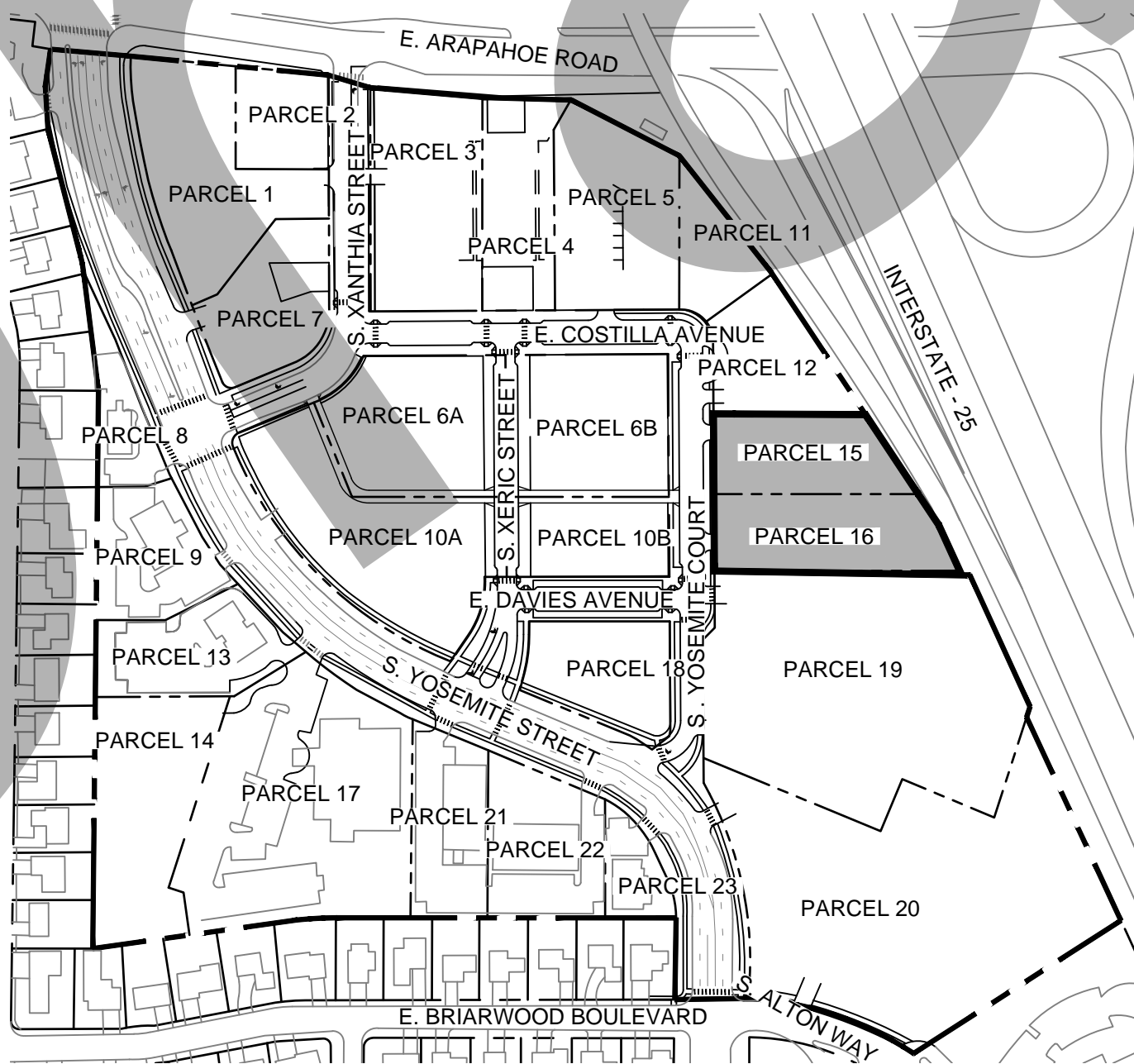
CONSTRUCT STREETSCAPE IMPROVEMENTS ON ALL ADJACENT STREET FRONTAGES  
[YOSEMITE STREET (EAST SIDE), ARAPAHOE ROAD (SOUTH SIDE), AND XANTHIA STREET



## PHASE 4A: PARCELS 3, 4, AND 5

A. CONSTRUCT STREETSCAPE IMPROVEMENTS ON ALL ADJACENT STREET FRONTAGES [XANTHIA STREET (EAST SIDE), COSTILLA AVENUE (NORTH SIDE), AND ARAPAHOE ROAD (SOUTH SIDE)].

**B. CONSTRUCT PUBLIC PLAZA IMPROVEMENTS (TWO PLAZAS).**



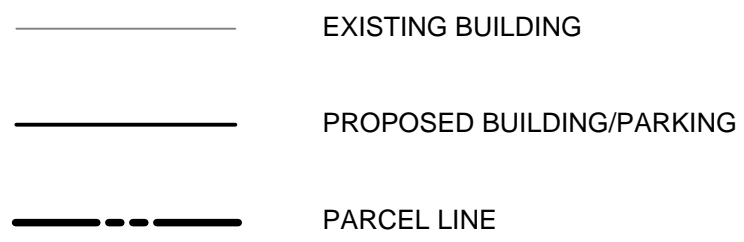
## PHASE 5: PARCELS 15 AND 16

A. CONSTRUCT STREETSCAPE IMPROVEMENTS ON THE YOSEMITE COURT FRONTAGE (EAST SIDE).

## NOTES

1. AT SUCH TIME AS AN OWNER OR OWNERS SUBMIT A SITE PLAN APPLICATION FOR ANY PARCEL(S), THE SCOPE, NATURE, PHASING AND EXTENT OF PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT PROPOSED ON SUCH PARCEL(S) SHALL BE DETERMINED IN ACCORDANCE WITH THE REGULATING PLAN, SECTION 12-14-207, ARTICLE 4, AND ARTICLE 10 OF THE LDC. PHASING FOR IMPROVEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND ARE INTENDED ONLY TO GUIDE POTENTIAL PHASING OF IMPROVEMENTS THROUGH THE SUBDIVISION AND SITE PLANNING PROCESS.
2. REFER TO CIVIL INFRASTRUCTURE PLAN FOR UTILITIES.
3. PARCEL/LOT LINES WILL BE DEFINED IN FUTURE SUBMITTALS TO THE CITY OF CENTENNIAL.
4. IMPROVEMENTS ARE SUBJECT TO THE REVIEW OF FUTURE SITE PLAN SUBMITTALS.
5. STREETScape IS CONSIDERED BACK OF CURB TO R.O.W. INSTALL TEMPORARY PEDESTRIAN PATH USING TEMPORARY ASPHALT

### LEGEND



URBAN DESIGN LEAD



LEESE & ASSOCIATES LLC  
21 GALAPAGO STREET  
DENVER, COLORADO 80223  
PHONE: 720-443-9672  
[www.leeassoc.net](http://www.leeassoc.net)

ENGINEER

**WILSON**  
**& COMPANY**

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PROJECT NAME

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[illegible]

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

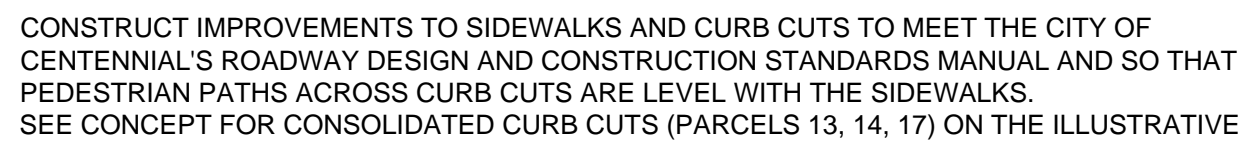
DATE:	DECEMBER 31, 2020
SHEET TITLE	

## PARCEL & INFRASTRUCTURE PHASING NARRATIVE

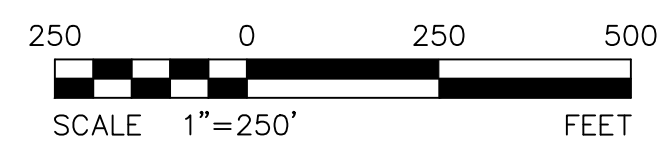
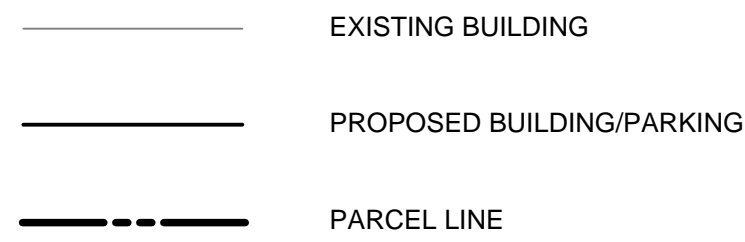
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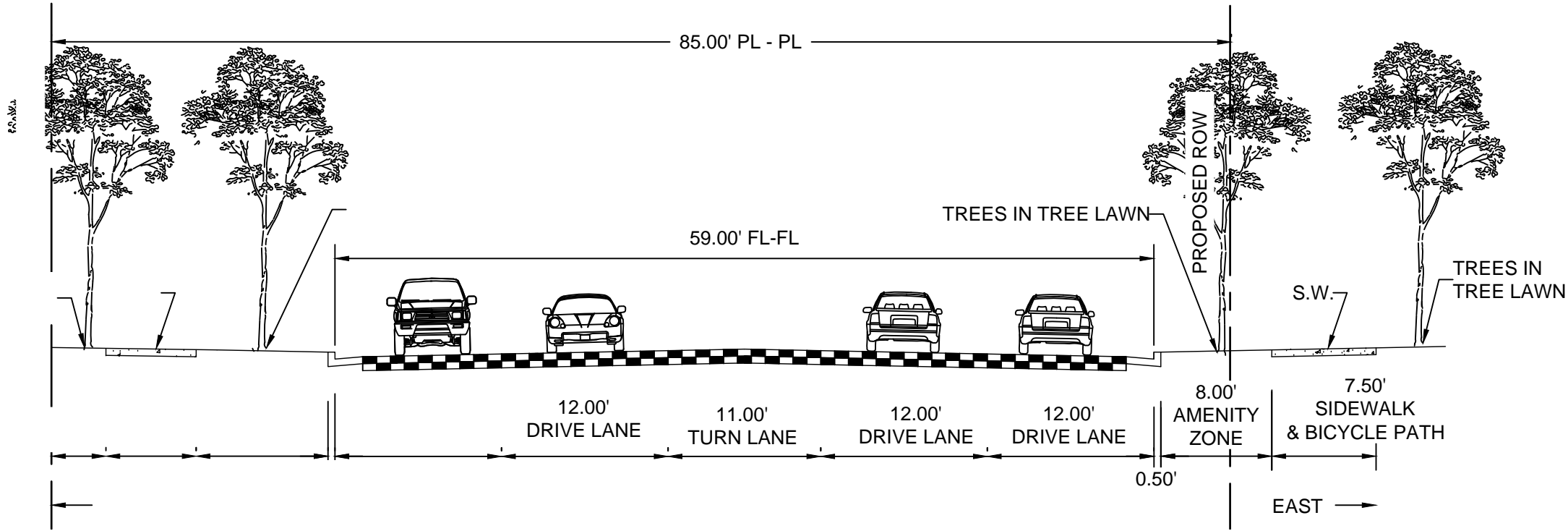


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2. REFER TO CIVIL INFRASTRUCTURE PLAN FOR UTILITIES.
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5. STREETSCAPE IS CONSIDERED BACK OF CURB TO R.O.W. INSTALL TEMPORARY PEDESTRIAN PATH USING TEMPORARY ASPHALT

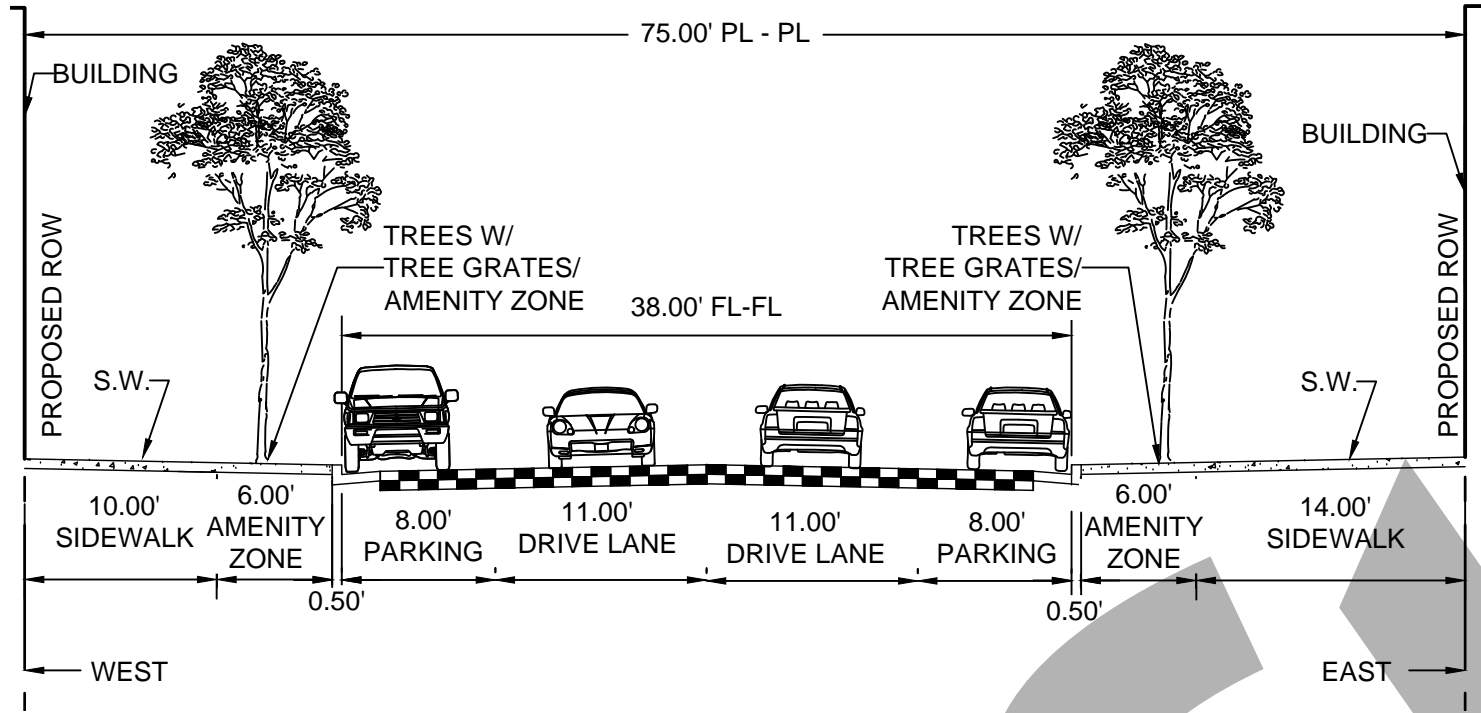




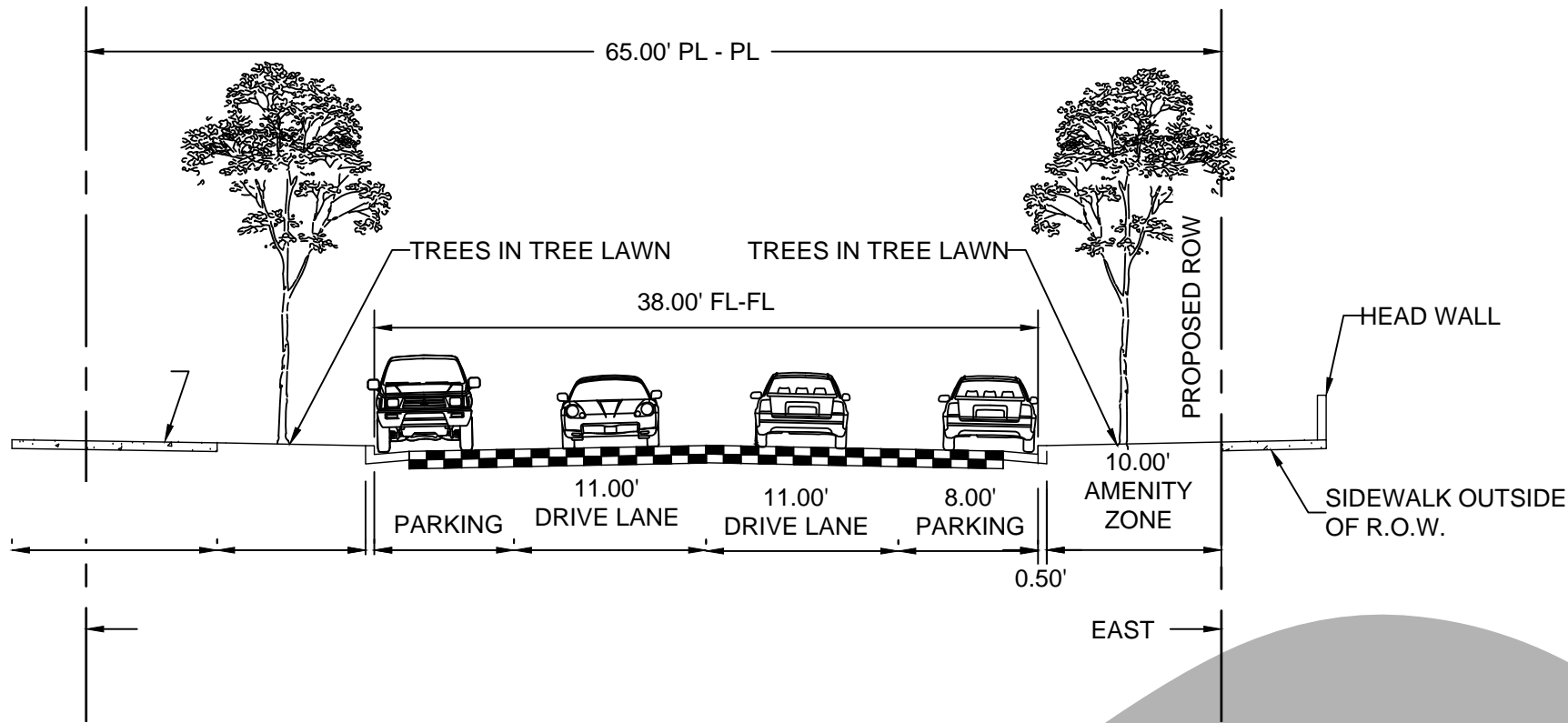
12/17/2020 C:\Users\whelan\Desktop\Centennial2\_Disciplines\ SHEETS\ZONE\Centennial - Zone - Street Types & Cross Sections.dwg



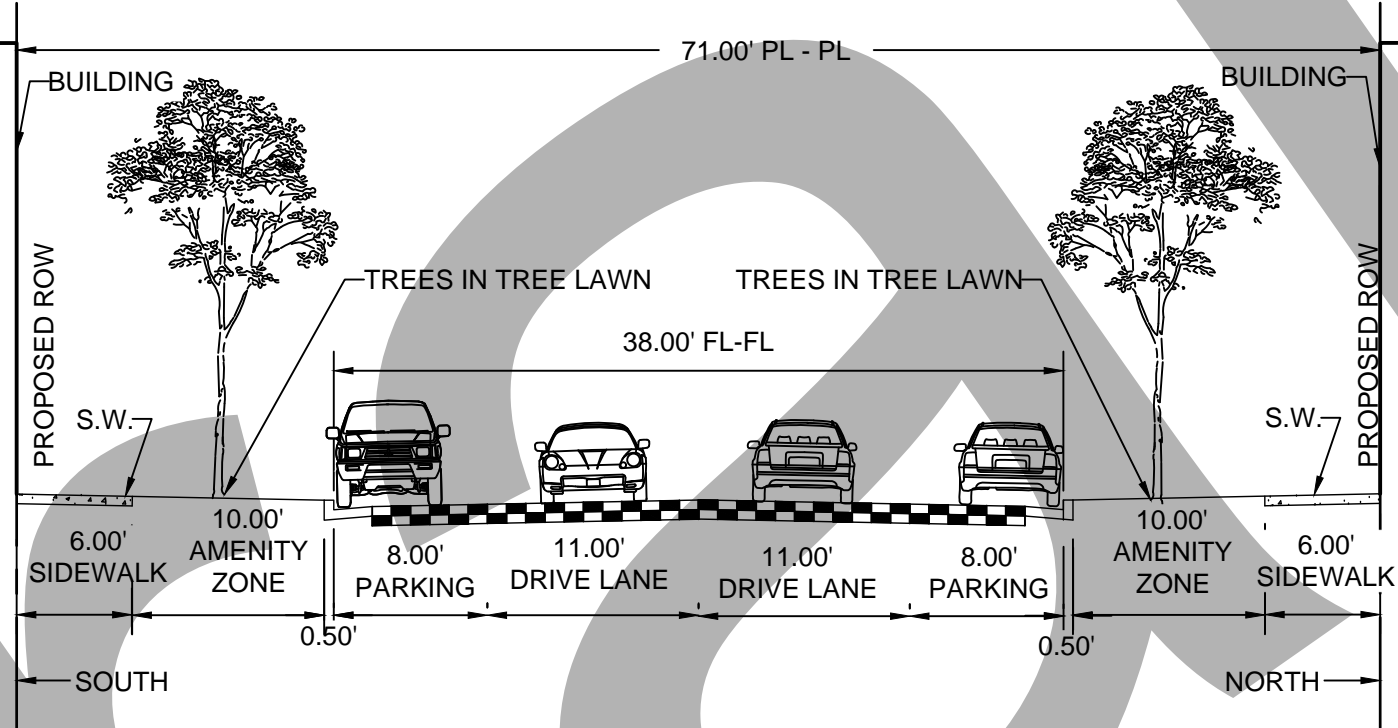
S. YOSEMITE STREET - CROSS SECTION A-A  
SCALE 1"=10'



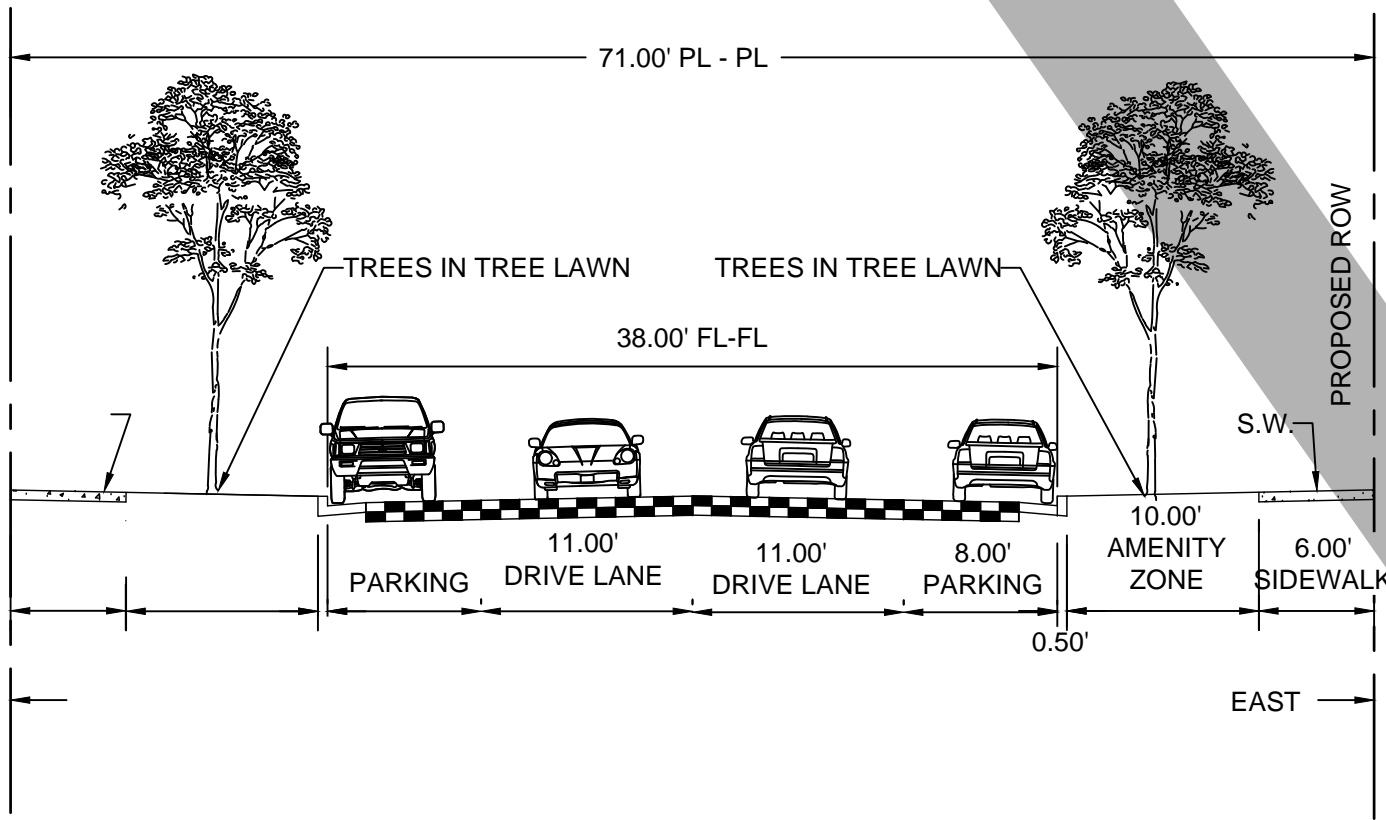
S. XERIC - CROSS SECTION D-D  
PROMENADE/ SHARED STREET  
SCALE 1"=10'



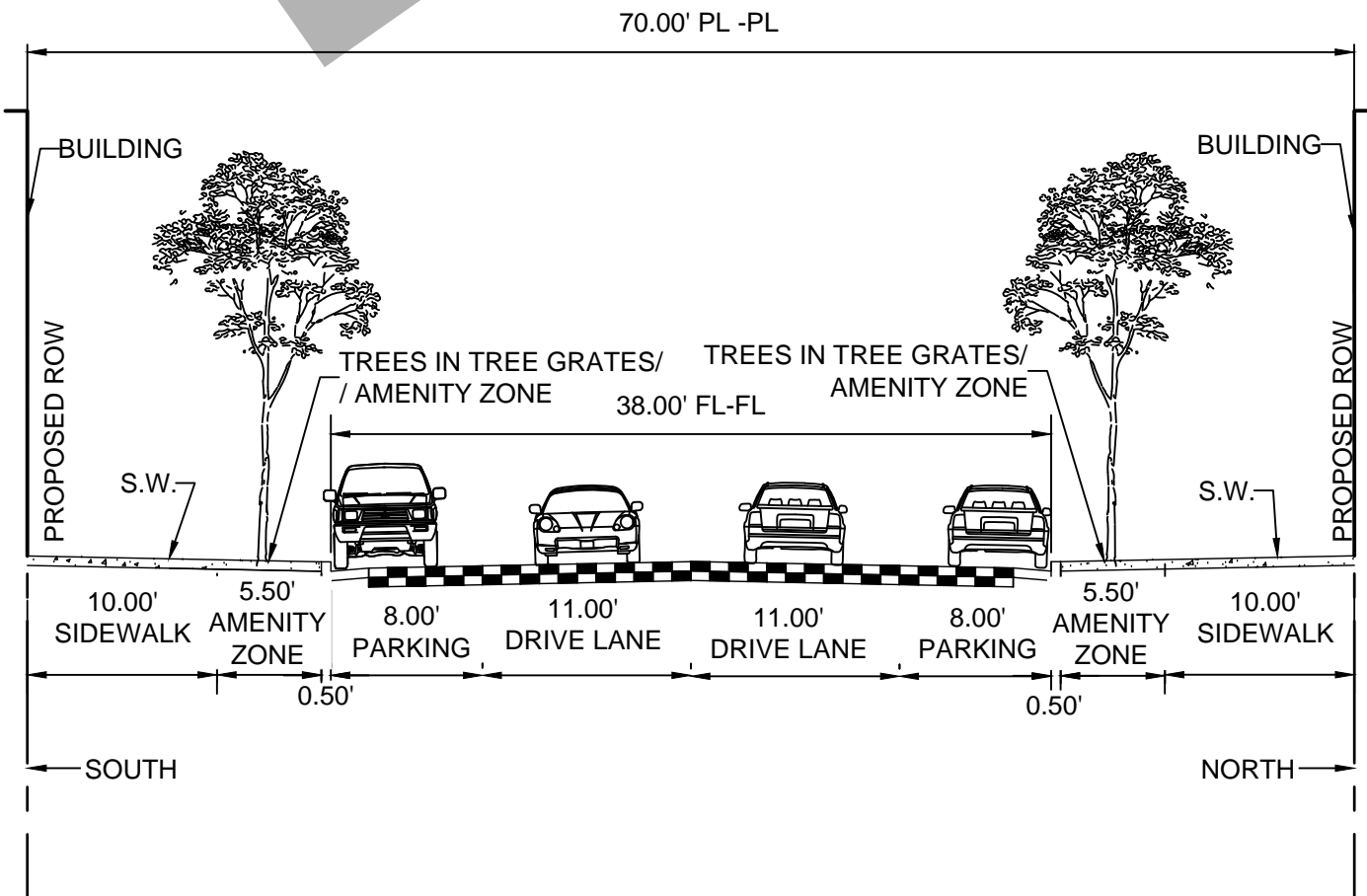
S. XANTHIA STREET - CROSS SECTION B-B  
SCALE 1"=10'



E. DAVIES AVENUE - CROSS SECTION E-E  
SCALE 1"=10'



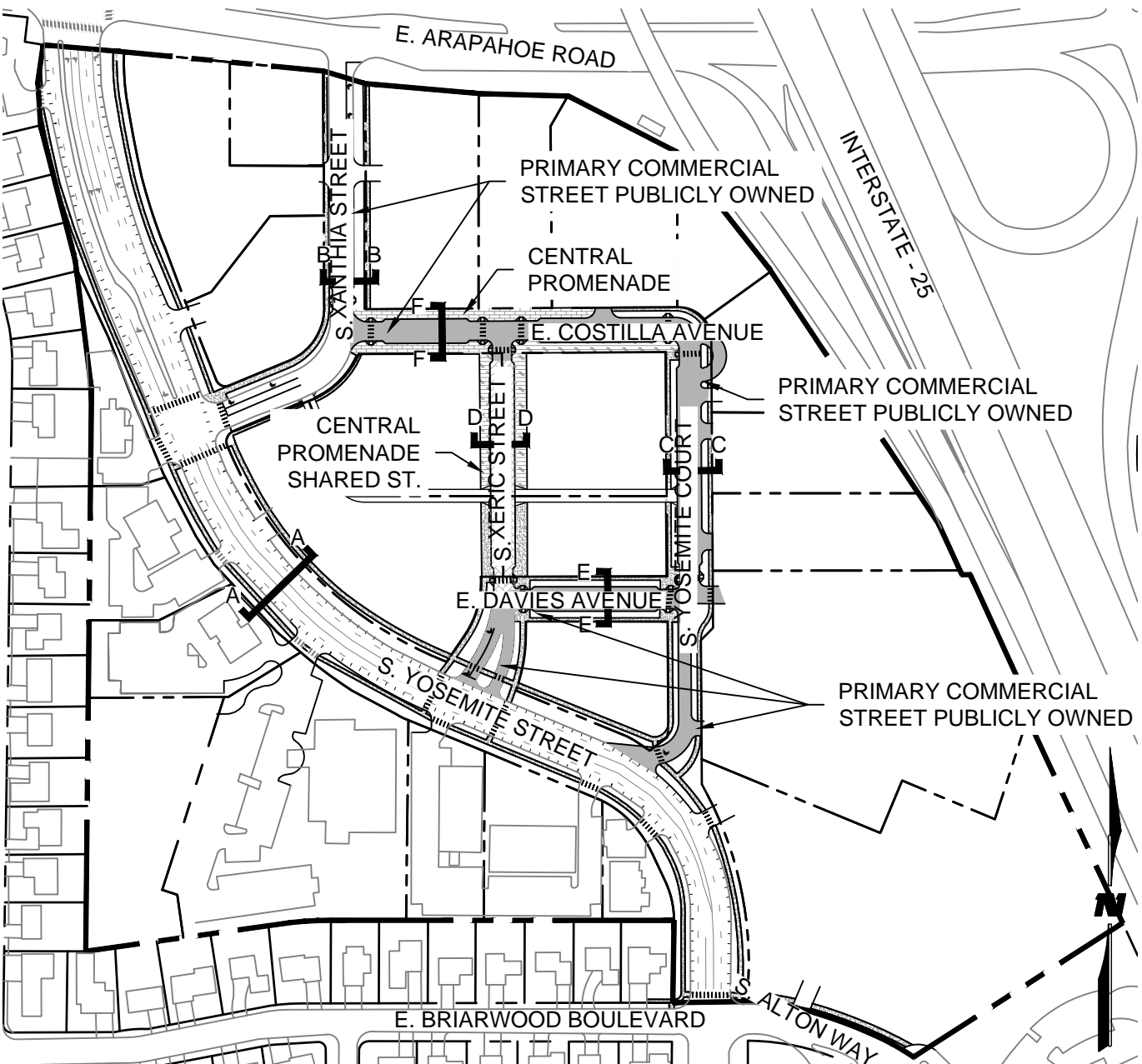
S. YOSEMITE COURT - CROSS SECTION C-C  
SCALE 1"=10'



E. COSTILLA AVENUE - CROSS SECTION F-F  
SCALE 1"=10'

LEGEND

- URBAN CENTER DISTRICT #4 BOUNDARY
- PARCEL/ LOT LINE
- SPLIT BIKE LANE
- PRIMARY COMMERCIAL STREET PUBLICLY OWNED  
E. COSTILLA AVE., S. YOSEMITY COURT, E. DAVIES AVE., S. XERIC SOUTH OF E. DAVIES AVE.
- PRIVATE STREET  
S. XERIC ST. BETWEEN E. COSTILLA AVE. AND E. DAVIES AVE.
- PRIVATE ALLEY WITH PUBLIC ACCESS
- CENTRAL PROMENADE: SHARED STREET  
E. COSTILLA AVE. AND S. XERIC ST. BETWEEN E. COSTILLA AVE. AND THE ALLEY SOUTH OF E. COSTILLA AVE.
- CENTRAL PROMENADE SHARED STREET  
S. XERIC ST. BETWEEN E. COSTILLA AVE. AND E. DAVIES AVE.
- PEDESTRIAN CIRCULATION  
ALL STREETS.
- LANDSCAPE  
ALL STREETS.



KEY MAP  
SCALE 1"=250'



URBAN DESIGN LEAD

**WILSON & COMPANY**  
1675 BROADWAY, SUITE 200  
DENVER, COLORADO 80202  
PHONE: 303-297-2976  
FAX: 303-297-2693  
www.wilsonco.com

ENGINEER

ARAPAHOE URBAN CENTER  
DISTRICT #4

PROJECT NAME

REV.	DATE	DESCRIPTION	BY

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

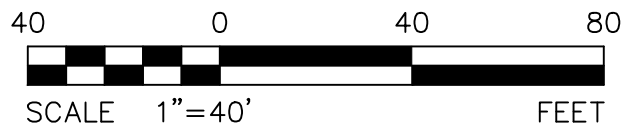
DATE: DECEMBER 31, 2020  
SHEET TITLE

STREET TYPES &  
CROSS SECTIONS

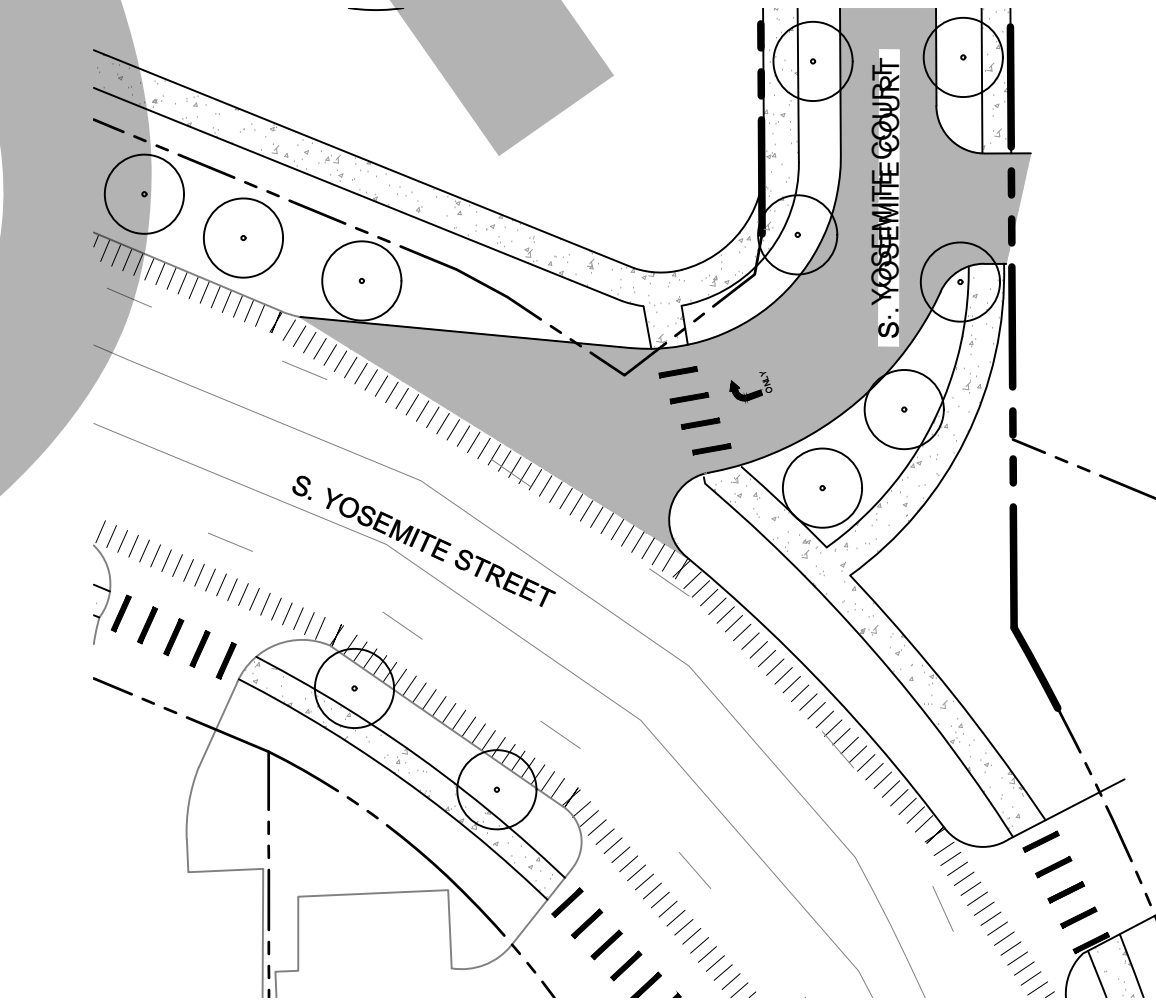
DRAWING NO:  
13 OF 20

LEESE & ASSOCIATES LLC  
21 GALAPAGO STREET  
DENVER, COLORADO 80223  
PHONE: 720-443-9672  
www.leeassoc.net

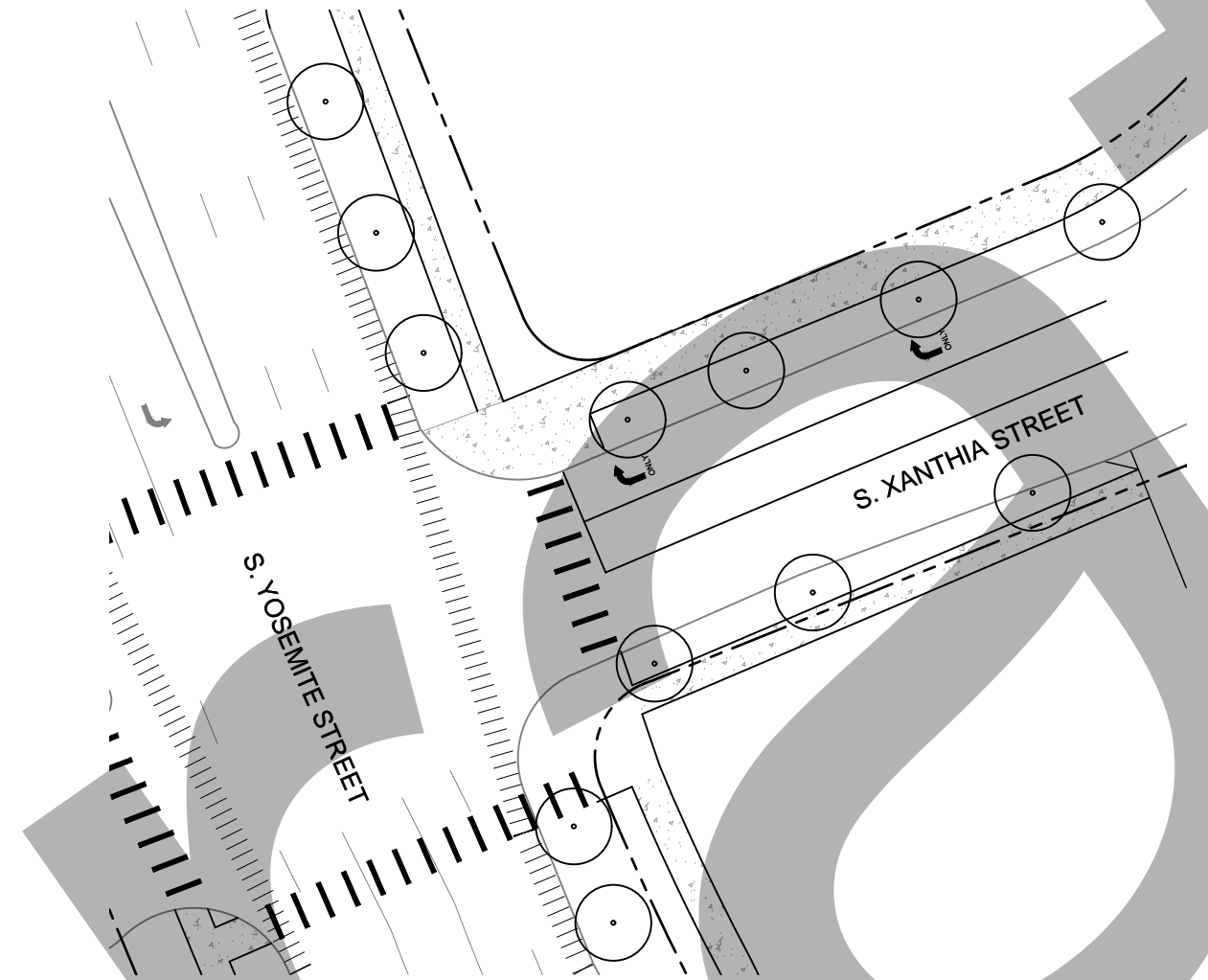




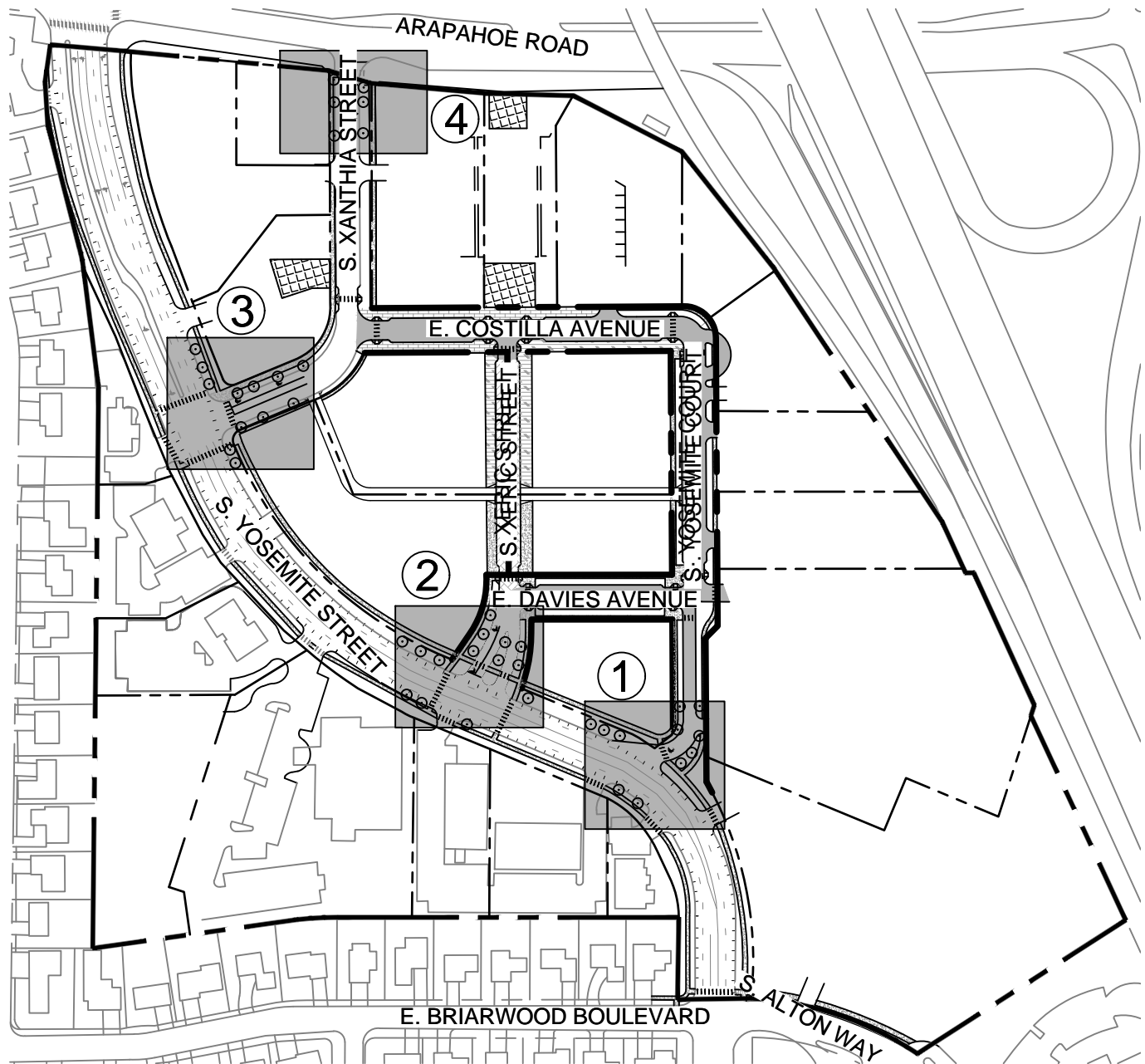
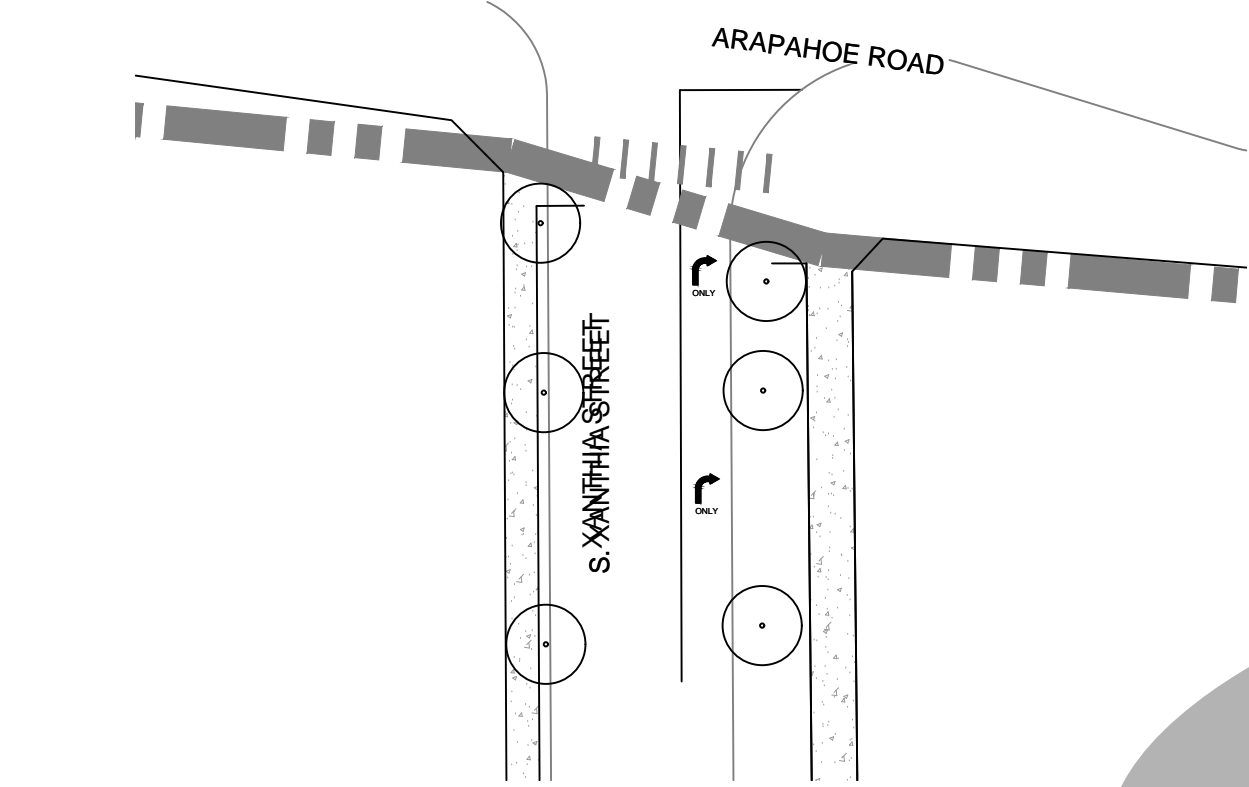
① S. YOSEMITE COURT - S. YOSEMITE STREET  
SCALE 1"=40'



② S. XANTHIA STREET - S. YOSEMITE STREET  
SCALE 1"=40'



④ E. ARAPAHOE ROAD - S. XANTHIA STREET  
SCALE 1"=40'

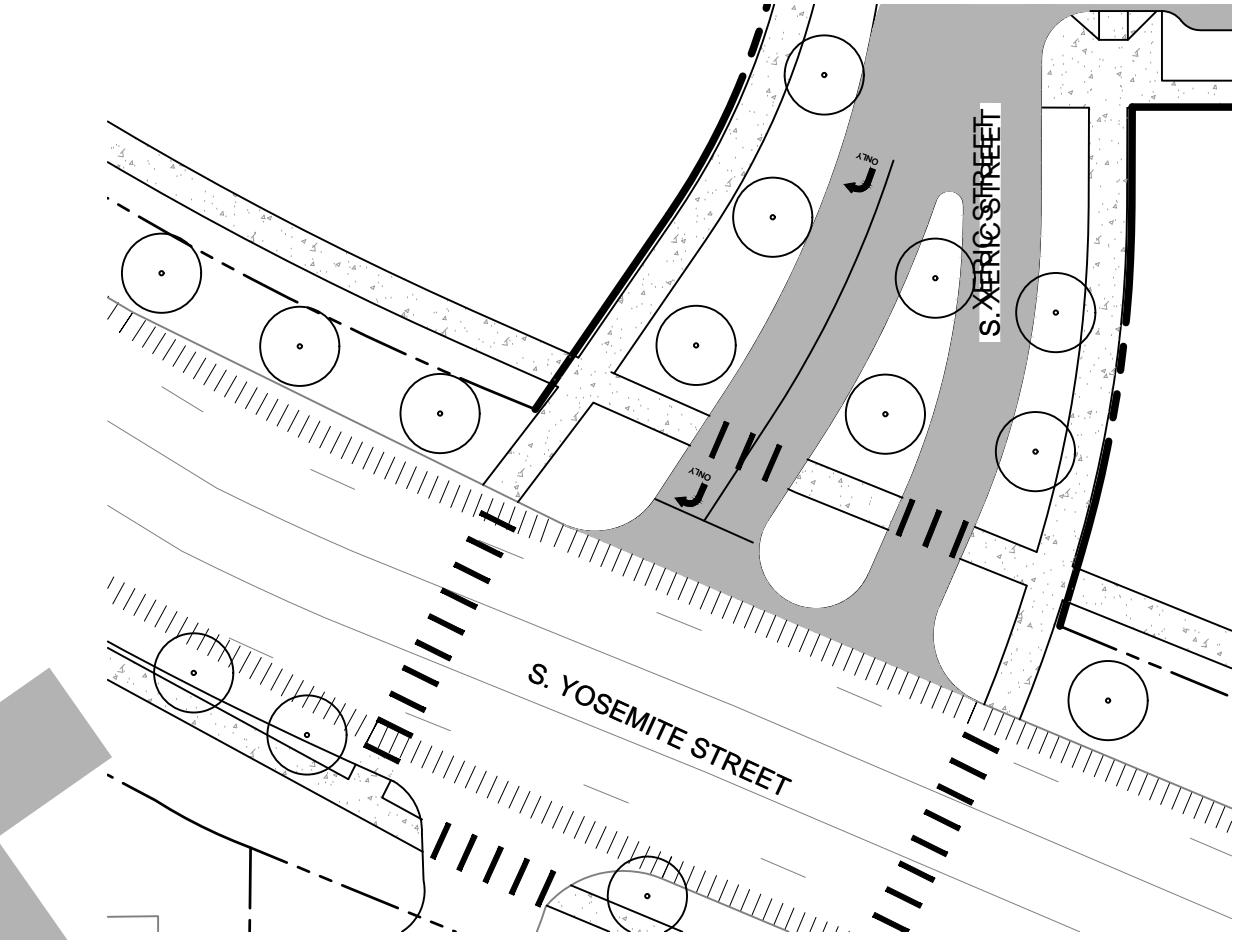


KEY MAP  
SCALE 1"=250'

LEGEND

- URBAN CENTER DISTRICT #4 BOUNDARY
- - - - - PARCEL/ LOT LINE
- ..... SPLIT BIKE LANE

③ S. XERIC STREET - S. YOSEMITE STREET  
SCALE 1"=40'



DRAWING NO:

14 OF 20

TRAFFIC DETAILS

SHEET TITLE

DATE: DECEMBER 31, 2020

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

REV.	DATE	DESCRIPTION	BY

PROJECT NAME

ARAPAHOE URBAN CENTER  
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ENGINEER

**WILSON  
& COMPANY**

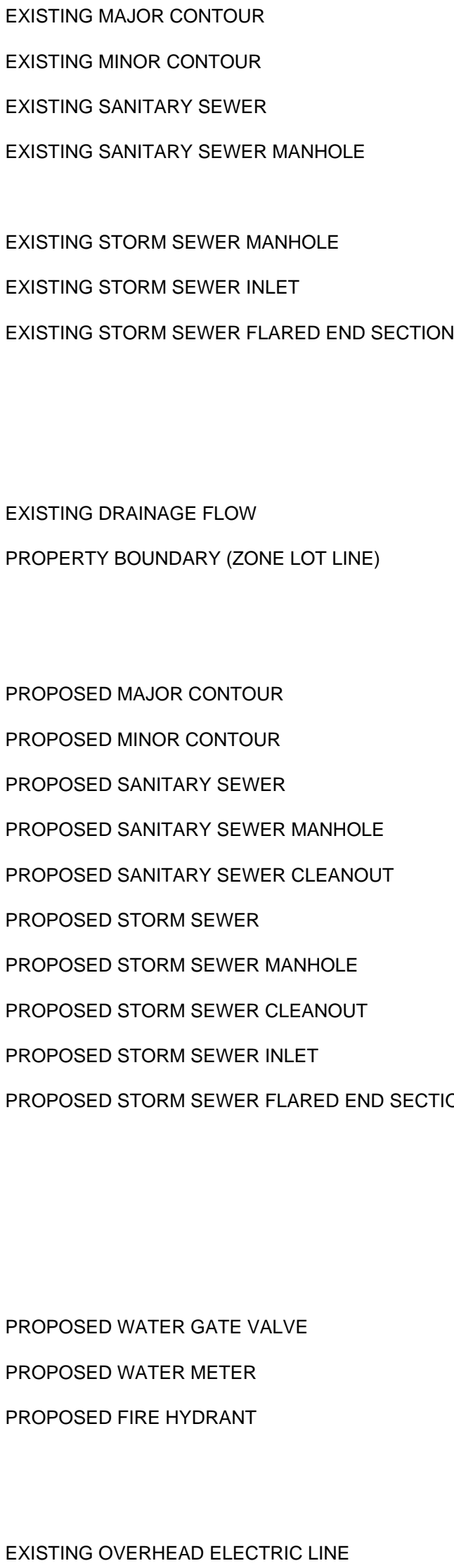
1675 BROADWAY, SUITE 200  
DENVER, COLORADO 80202  
PHONE: 303-297-2976  
FAX: 303-297-2693  
www.wilsonco.com

URBAN DESIGN LEAD



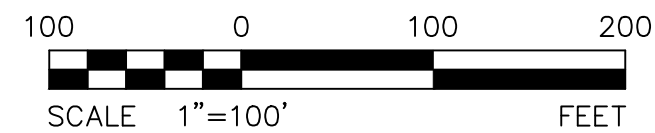
LEESE & ASSOCIATES LLC  
21 GALAPAGO STREET  
DENVER, COLORADO 80223  
PHONE: 720-443-9672  
www.leeassoc.net





PROPOSED ROADWAY GRADING SHOWN ON THIS PLAN IS CONCEPTUAL. FINAL ROADWAY GRADING IT  
BE DESIGNED WITH SITE PLAN PLAN AND ENGINEERING SUBMITTALS.

CONCEPTUAL STORM SEWER LOCATION ARE SHOWN ON THE PLAN. FINAL STORM SEWER DESIGN WILL BE DETERMINED WITH A PHASE III DRAINAGE STUDY AT THE TIME OF SITE PLAN AND



ENGINEER

PROJECT NAME

[illegible]

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE:	DECEMBER 31, 2020
SHEET TITLE	

## MASTER GRADING PLAN

DRAWING NO:

15 OF 20



LEESE & ASSOCIATES LLC  
21 GALAPAGO STREET  
DENVER, COLORADO 80223  
PHONE: 720-443-9672  
[www.leaseassoc.net](http://www.leaseassoc.net)

**WILSON**  
& COMPANY

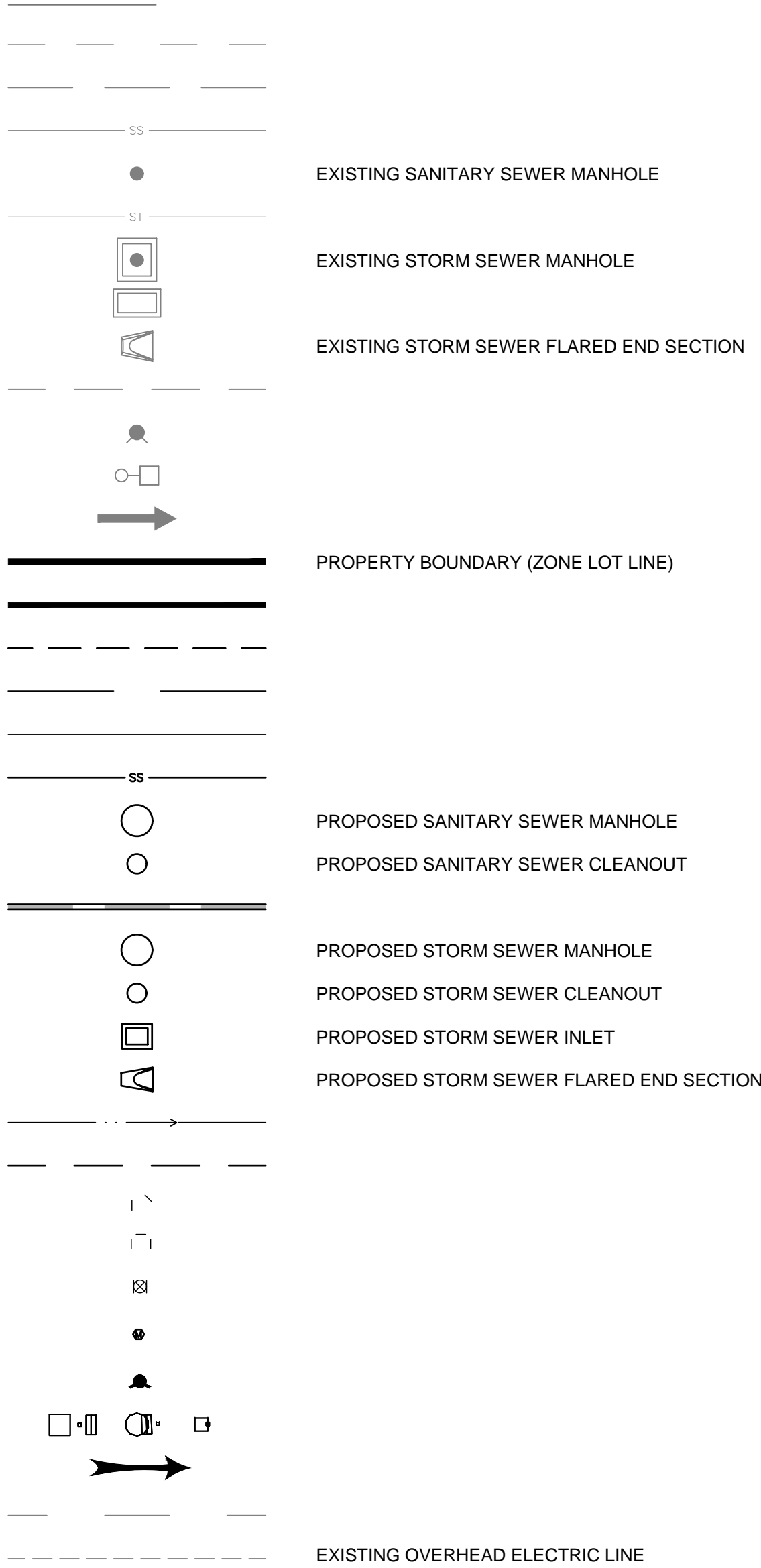
1675 BROADWAY, SUITE 200  
DENVER, COLORADO 80202  
PHONE: 303-297-2976  
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ARAPAHOE URBAN CENTER  
DISTRICT #4

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO  
A PART OF SECTION 27 & 28, TOWNSHIP 5 SOUTH, RANGE 67,  
WEST OF THE 6TH P.M.



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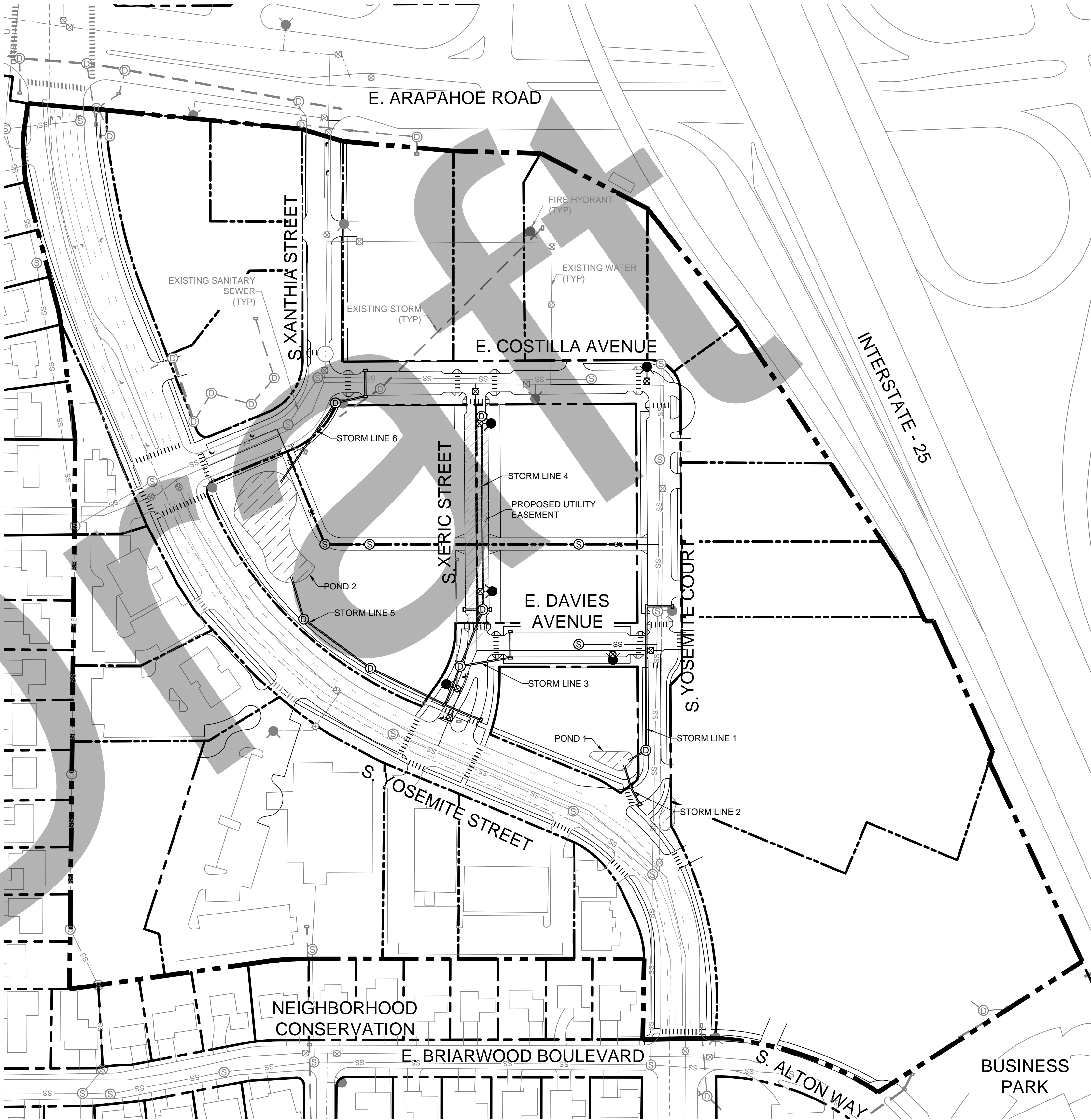
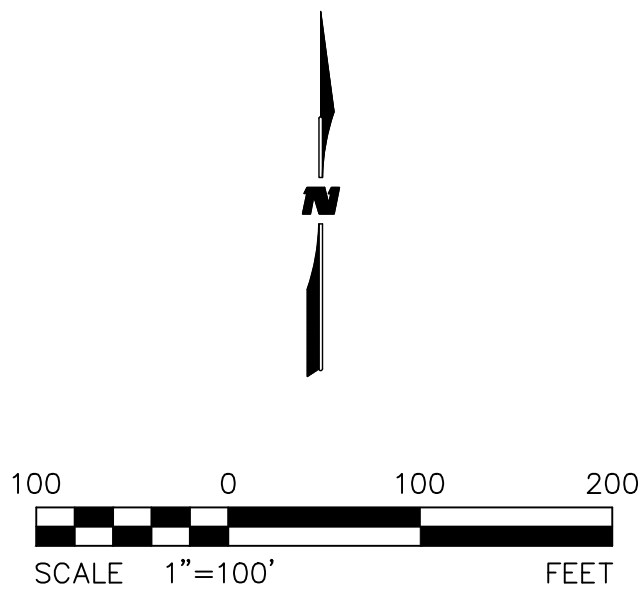


PROPOSED FIRE HYDRANT LOCATION TO BE DETERMINED AT THE TIME OF SITE PLAN.

PROPOSED STORM SEWER SIZING AND FINAL ALIGNMENT TO BE DETERMINED AT THE TIME OF SITE

ALL EXISTING EASEMENTS WITHIN PROPOSED ROW WILL BE CONVERTED TO PUBLIC RIGHT OF WAY AT

PROPOSED BUILDING LAYOUT TO BE DETERMINED AT THE TIME OF SITE PLAN SUBMITTAL.



URBAN DESIGN LEAD



LEESE & ASSOCIATES LLC  
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PROJECT NAME

ARAPAHOE URBAN CENTER  
DISTRICT #4

REV.	DATE	DESCRIPTION	BY

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

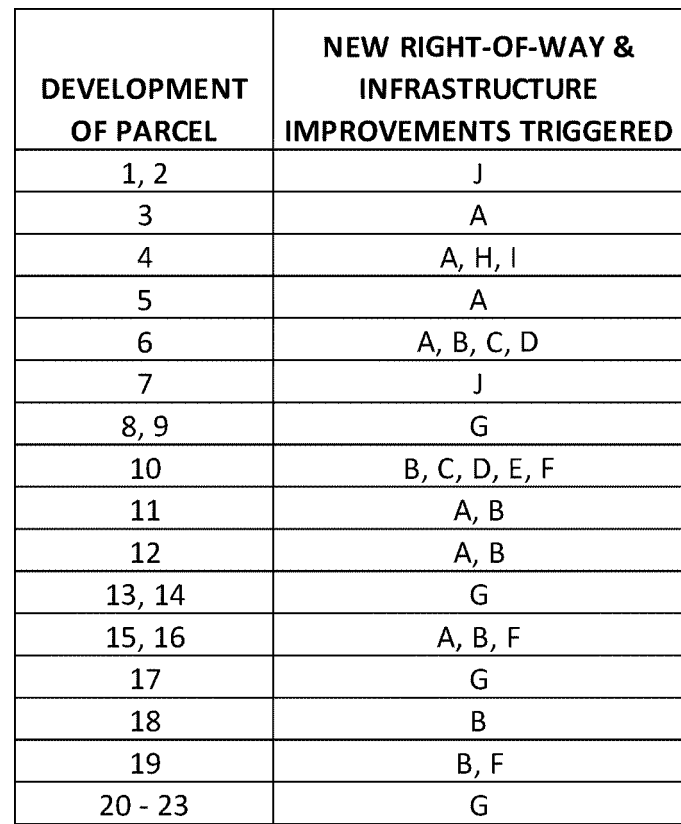
SHEET TITLE

MASTER UTILITY  
PLAN

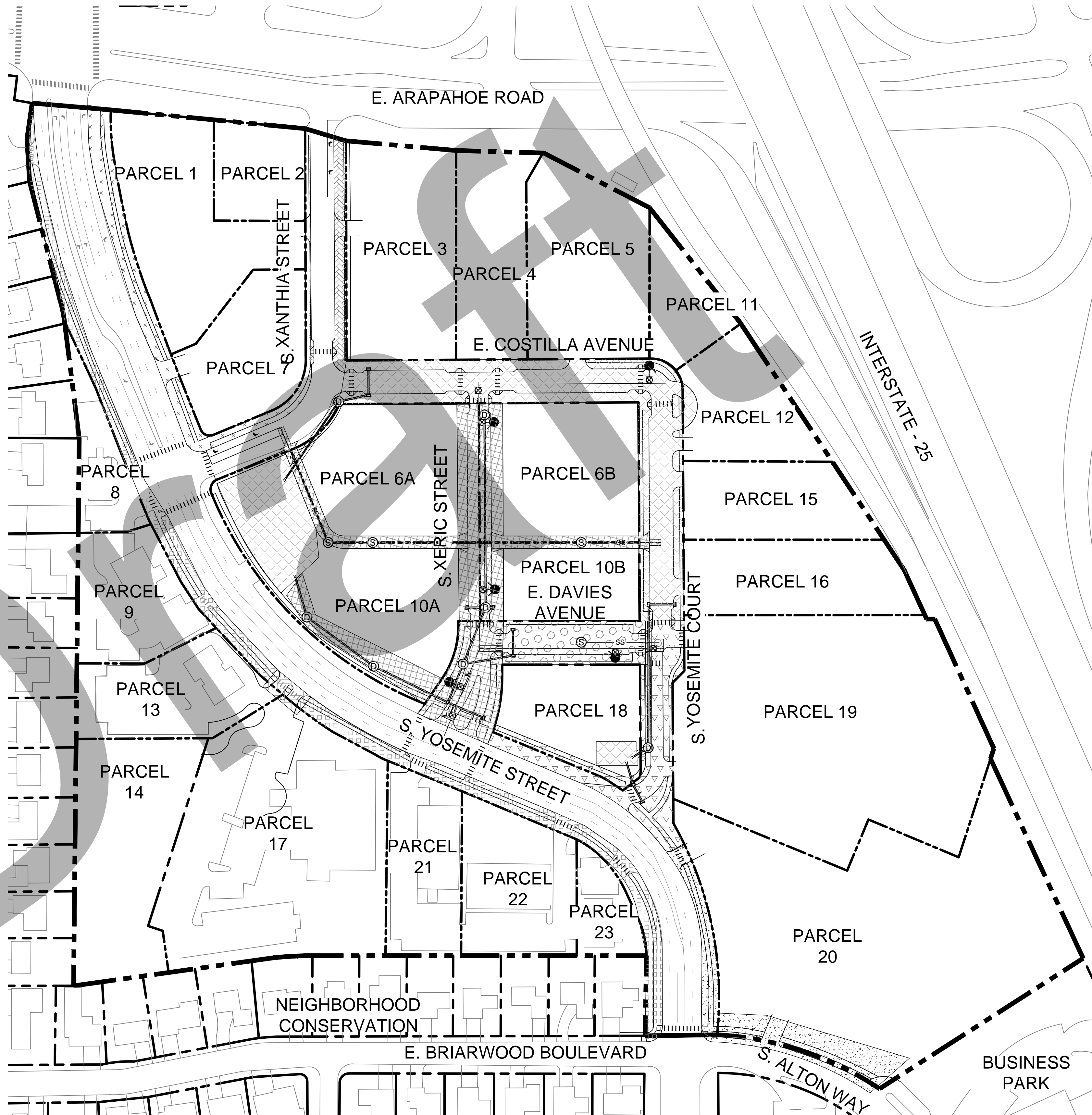
DRAWING NO:

16 OF 20





BICYCLE LANES ADDED TO BOTH SIDES OF YOSEMITE STREET, FROM ARAPAHOE ROAD TO S. ALTON

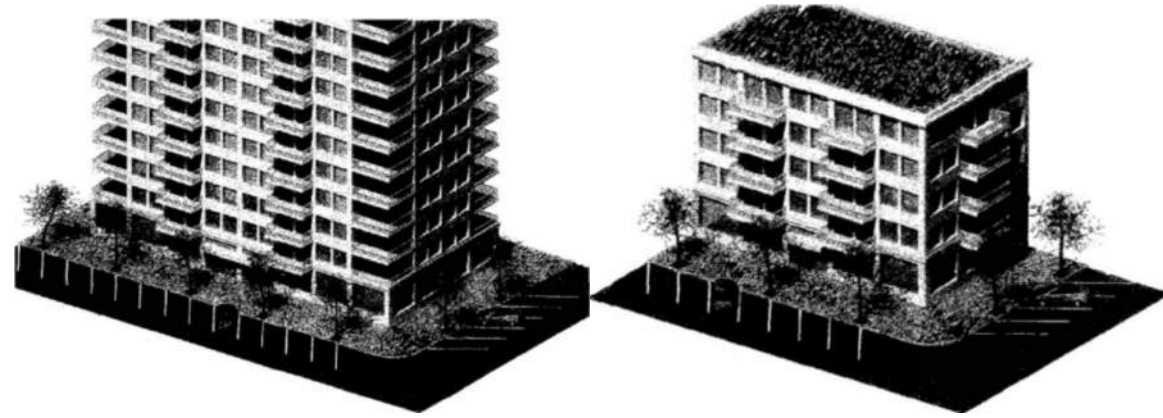


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BUILDING TYPES LOCATED WITHIN THE OF APARTMENTS OR CONDOMINIUMS. GROUND FLOOR RETAIL IS NOT A REQUIREMENT FOR EITHER CENTER OR GENERAL SUBDISTRICT.

THE CENTER SUBDISTRICT HIGH-RISE FREESTANDING MULTIFAMILY RESIDENTIAL BUILDING TYPE MAY BE A SINGLE TOWER OR MULTIPLE TOWERS OF SEVEN STORIES MINIMUM TO FIFTEEN STORIES

THE GENERAL SUBDISTRICTS MID-RISE FREESTANDING MULTIFAMILY RESIDENTIAL BUILDING TYPE MAY BE SINGLE BUILDINGS OR MULTIPLE BUILDINGS OF THREE STORIES MINIMUM TO SIX STORIES

THE REQUIREMENT FOR FAÇADE STEP-BACKS IN SECTION 12-4-304 AND 12-4-305 OF THE LDC ARE TO BE RECONSIDERED AT THE TIME OF THE SITE PLAN SUBMITTALS BY THE DIRECTOR PROVIDED THE DESIGN MEETS THE REQUIREMENTS NOTED ON THIS SHEET ABOVE. BUILDINGS ON CORNER LOTS SHALL BE DESIGNED WITH TWO FAÇADES OF EQUAL ARCHITECTURAL

FAÇADES SHALL BE COMPOSED OF INCREMENTS OF 25 FEET OR LESS. INCREMENTS MAY BE CREATED THROUGH PROJECTING OR RECESSING WALL SURFACES, CHANGES IN ROOFLINE AND/OR PLACEMENT

FAÇADES SHALL NOT EXCEED 50 FEET IN THE CENTER SUBDISTRICT AND 60 FEET IN THE GENERAL SUBDISTRICT WITHOUT A VERTICAL BREAK FROM THE BASE OF THE BUILDING TO THE ROOF LINE OF AT LEAST 18 INCHES IN WIDTH AND DEPTH, GIVING THE BUILDING AN APPEARANCE OF MULTIPLE

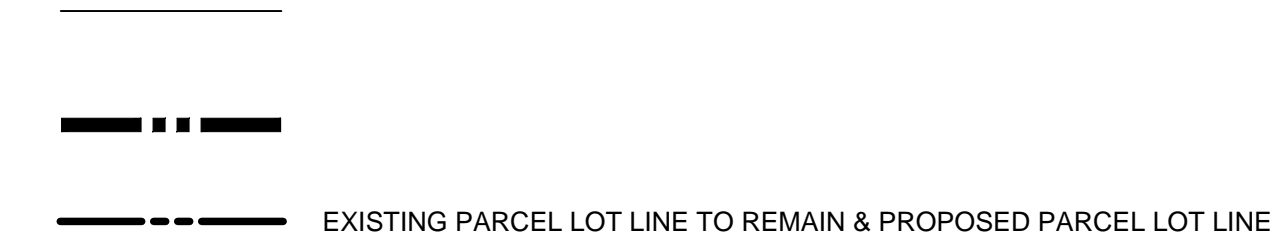
THE GROUND FLOOR CLEAR CEILING HEIGHT IN BUILDINGS WITHOUT RETAIL SHALL BE 12 FEET

ENTRANCES TO THE BUILDING LOBBY SHALL BE ACCESSED DIRECTLY FROM THE STREET RIGHT-OF-WAY THROUGH THE ALLOWED FRONTAGE TYPE. ALTERNATIVE ENTRANCES MAY BE FROM

ENTRANCES TO THE DWELLING UNITS SHALL BE ACCESSED THROUGH THE LOBBY, AND/OR CORRIDORS ACCESSED DIRECTLY FROM THE STREET, AND/OR THE ALLOWED FRONTAGE TYPE (SUCH

VEHICULAR ACCESS AND PARKING SHALL BE PROVIDED THROUGH AN ALLEY OR SECONDARY STREET, WHERE AVAILABLE. WHERE AN ALLEY OR SECONDARY STREET ARE NOT PRESENT, VEHICLE ACCESS MAY BE PROVIDED THROUGH A DRIVEWAY A MINIMUM OF 20 FEET WIDE, AND WITH TWO-FOOT


SERVICES, INCLUDING ALL "DRY" UTILITY ACCESS, ABOVE-GROUND EQUIPMENT, AND TRASH CONTAINERS SHALL BE LOCATED ON THE ALLEY, WHERE PRESENT, ALONG A SECONDARY STREET OR AT THE REAR OF THE BUILDING. IF LOCATED AT A PUBLIC STREET ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW THROUGH LANDSCAPING AND/OR ARCHITECTURAL ELEMENTS.



THE REGULATING PLAN IS PROVIDED AS A SCHEMATIC DIAGRAM OF DEVELOPMENT SHOWING HOW THE FORM-BASED STANDARDS ARE APPLIED. THE SITE PLAN ILLUSTRATED PROVIDES ONE DESCRIPTION OF A POTENTIAL DEVELOPMENT SCENARIO. THE ILLUSTRATION SHALL NOT BE CONSTRUED AS THE ONLY PERMITTED SITE LAYOUT. SITES ILLUSTRATED WITH ONE BUILDING FOOTPRINT MAY HAVE MULTIPLE FOOTPRINTS OR VICE VERSA AND STILL BE ELIGIBLE FOR APPROVAL. DETAILS FOR EACH DEVELOPMENT WILL BE FINALIZED IN THE REQUIRED SITE PLAN SUBMITTAL (SEC. 12-14-602).




URBAN DESIGN LEAD



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PROJECT NAME

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REV.	DATE	DESCRIPTION	BY

ARAPAHOE URBAN CENTER  
DISTRICT #4  
REGULATING PLAN  
AMENDMENT NO. 1  
REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

SHEET TITLE

ILLUSTRATIVE  
CONCEPT PLAN

DRAWING NO:  
18 OF 20





GLASS, METALS,  
ENTRY PLAZA



CONCRETE, STONE, WATER  
ENTRY PLAZA, LANDSCAPING



GLASS, METALS  
STREETSCAPE



BRICK, CONCRETE,  
GLASS, METALS, WOOD,  
SOLAR SHADING, ROOF DECK



STONE, WOOD, SEATING,  
PERMEABLE SURFACES,  
LANDSCAPING



STONE, CONCRETE, GLASS,  
WOOD, SEATING, LANDSCAPING



WOOD SEATING,  
LANDSCAPING



CONCRETE, STONE,  
STUCCO, WOOD, METALS,  
LANDSCAPING, SEATING



STUCCO, BRICK, GLASS,  
METALS, CONCRETE



BRICK, STUCCO,  
WOOD, GLASS, METALS



BRICK, GLASS,  
METALS, CONCRETE



BRICK, STUCCO,  
CONCRETE, METALS, GLASS



NOTES:

1. SECTION 12-4-303(J)(5) OF THE LDC REQUIRES A GENERAL DESIGN SCHEME AS PART A REGULATING PLAN. THE IMAGES ON THIS SHEET REPRESENT THE GENERAL QUALITY OF BUILDINGS AND PUBLIC SPACES TO BE CONSTRUCTED, AND THE TYPES OF EXTERIOR MATERIALS TO BE USED INCLUDING BRICK, STONE, METALS, STUCCO, CONCRETE, PER-CAST CONCRETE, GLASS, WOOD OR SIMILAR.
2. TO FURTHER ENSURE A QUALITY AND COHESIVE DEVELOPMENT, THE AUC4 DISTRICT WILL HAVE ITS OWN PRIVATE DESIGN STANDARDS AND REVIEW PROCESS.

URBAN DESIGN LEAD



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REGP-XX-XXXXX

DATE: DECEMBER 31, 2020

SHEET TITLE

GENERAL DESIGN  
SCHEME

DRAWING NO:

19 OF 20





BRICK, STUCCO, METALS,  
GLASS, CONCRETE



BRICK, STUCCO,  
METALS, GLASS



BRICK, STUCCO, METALS,  
GLASS, CONCRETE



BRICK, STUCCO, METALS,  
CONCRETE, GLASS, ROOF DECK

NOTES:

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BRICK PAVERS,  
CONCRETE, METALS,  
LIGHTING, STREET TREES



CONCRETE, LANDSCAPING,  
STREET TREES, RAILINGS



SHARED SPACE,  
PAVERS, PLANTERS,  
UMBRELLAS, STREET TREES

URBAN DESIGN LEAD



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& COMPANY**

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GENERAL DESIGN  
SCHEME

DRAWING NO:

20 OF 20