

- EASTGATE -
REZONE TO PLANNED UNIT DEVELOPMENT

GENERAL DEVELOPMENT PLAN

with

1041 APPLICATION FOR MAJOR EXTENSIONS OF WATER & SEWER

and

METROPOLITAN DISTRICTS

EASTGATE

1

PROJECT TEAM

OWNER

PROPERTY 292, LLC.

JOHN WAKEHAM

PLANNING & DESIGN

PLAN WEST, INC.

ALLISON HIBBS /DAVID BREHM

DEVELOPMENT CONSULTANT

JMC CONSULTING

JEFF KEELEY *(1041)*

ATTORNEY

ERB LAW, LLC.

JEFFRY ERB *(METRO DISTRICT)*

CIVIL ENGINEER

MANHARD CONSULTING

RICK MOORE

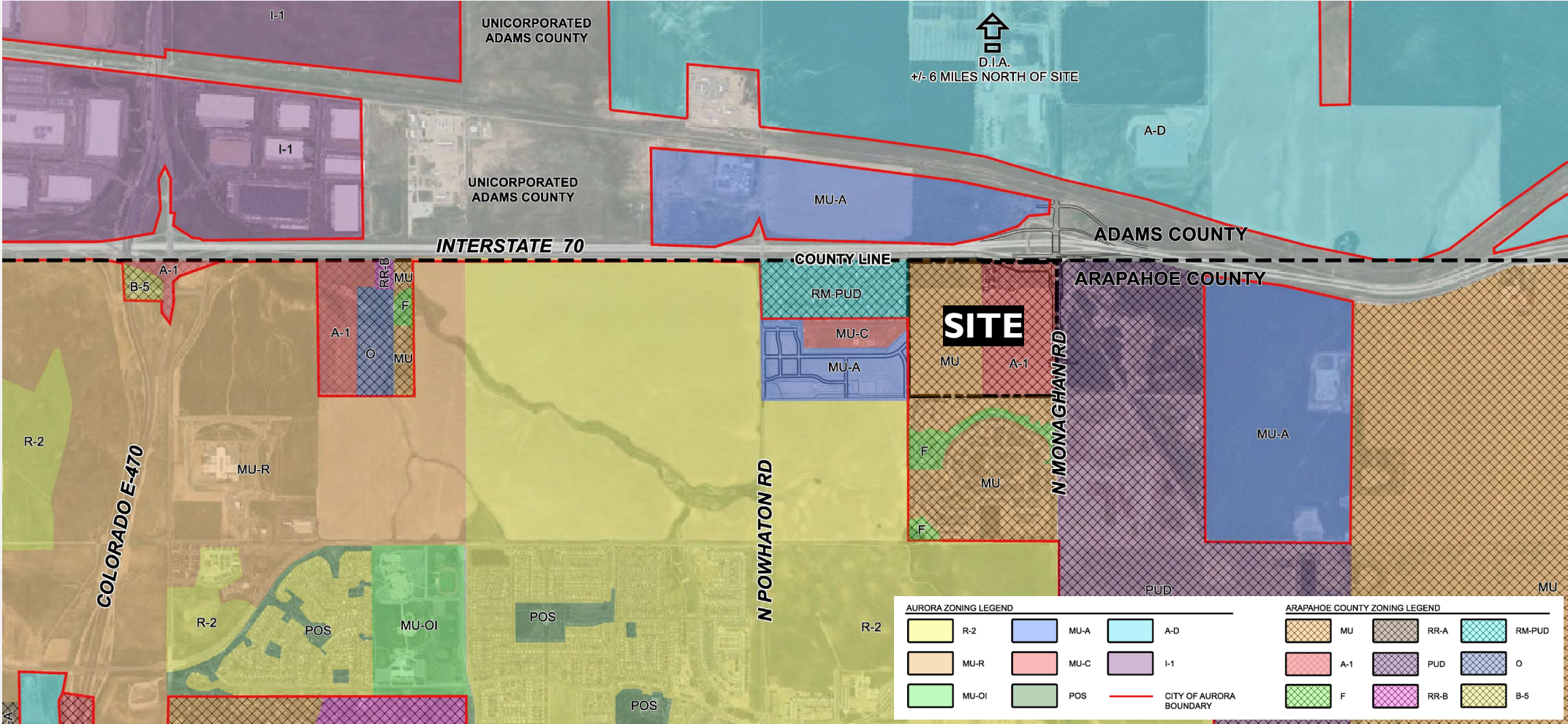
TRAFFIC ENGINEER

FOX TUTTLE

CASSIE SLADE

EASTGATE

REGIONAL VICINITY MAP



AURORA ZONING LEGEND			ARAPAHOE COUNTY ZONING LEGEND		
	R-2		MU-A		A-D
	MU-R		MU-C		I-1
	MU-OI		POS		MU
	CITY OF AURORA BOUNDARY		RR-A		RM-PUD
			A-1		O
			F		RR-B
			RR-B		B-5

EASTGATE

- EASTGATE - GENERAL DEVELOPMENT PLAN

APPLICATION TO REZONE 144 ACRES IN ARAPAHOE COUNTY
FROM AGRICULTURAL (A-1) & MIXED USE (M-U)
TO A MIXED-USE PLANNED UNIT DEVELOPMENT (PUD)

BOARD OF COUNTY COMMISSIONERS HEARING

FEBRUARY 11, 2025

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INTENT

- THE REZONING CREATES OPPORTUNITY -

THE PROPOSED PUD WILL ESTABLISH A MIXED-USE, INTEGRATED NEIGHBORHOOD WITH OPPORTUNITIES FOR RETAIL DEVELOPMENT, HOUSING DIVERSITY AND SPACE FOR RECREATION

COMPATIBILITY WITH THE COMPREHENSIVE MASTER PLAN

EMPLOYMENT DISTRICT

“INTENDED FOR LAND USES ASSOCIATED WITH A DENSER POPULATION, INCLUDING INDUSTRIAL, COMMERCIAL/RETAIL, OR RESIDENTIAL USES”

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REZONING PROCESS

3-STEP PUD PROCESS

1. GENERAL DEVELOPMENT PLAN (GDP) *CURRENT PHASE*

- *PLANNING COMMISSION & BOARD OF COUNTY COMMISSIONERS*

~THANK YOU TO THE PLANNING COMMISSION FOR A UNANIMOUS RECOMMENDATION FOR APPROVAL~



2. SPECIFIC DEVELOPMENT PLAN (SDP)

- *MAY INCLUDE PRELIMINARY PLAT(S)*

- *PLANNING COMMISSION*

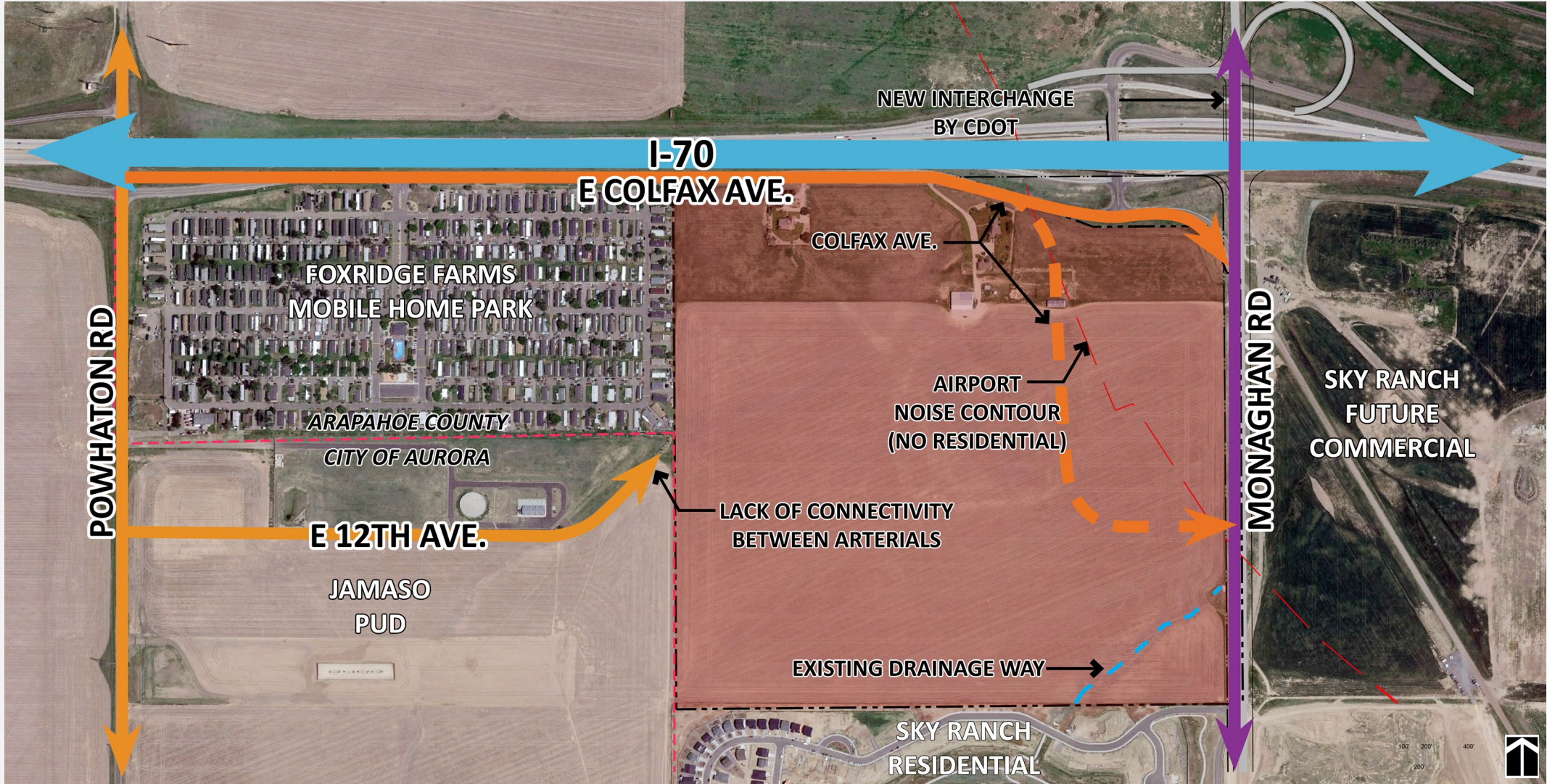


3. ADMINISTRATIVE SITE PLAN (ASP)

- *MAY INCLUDE FINAL PLAT(S)*

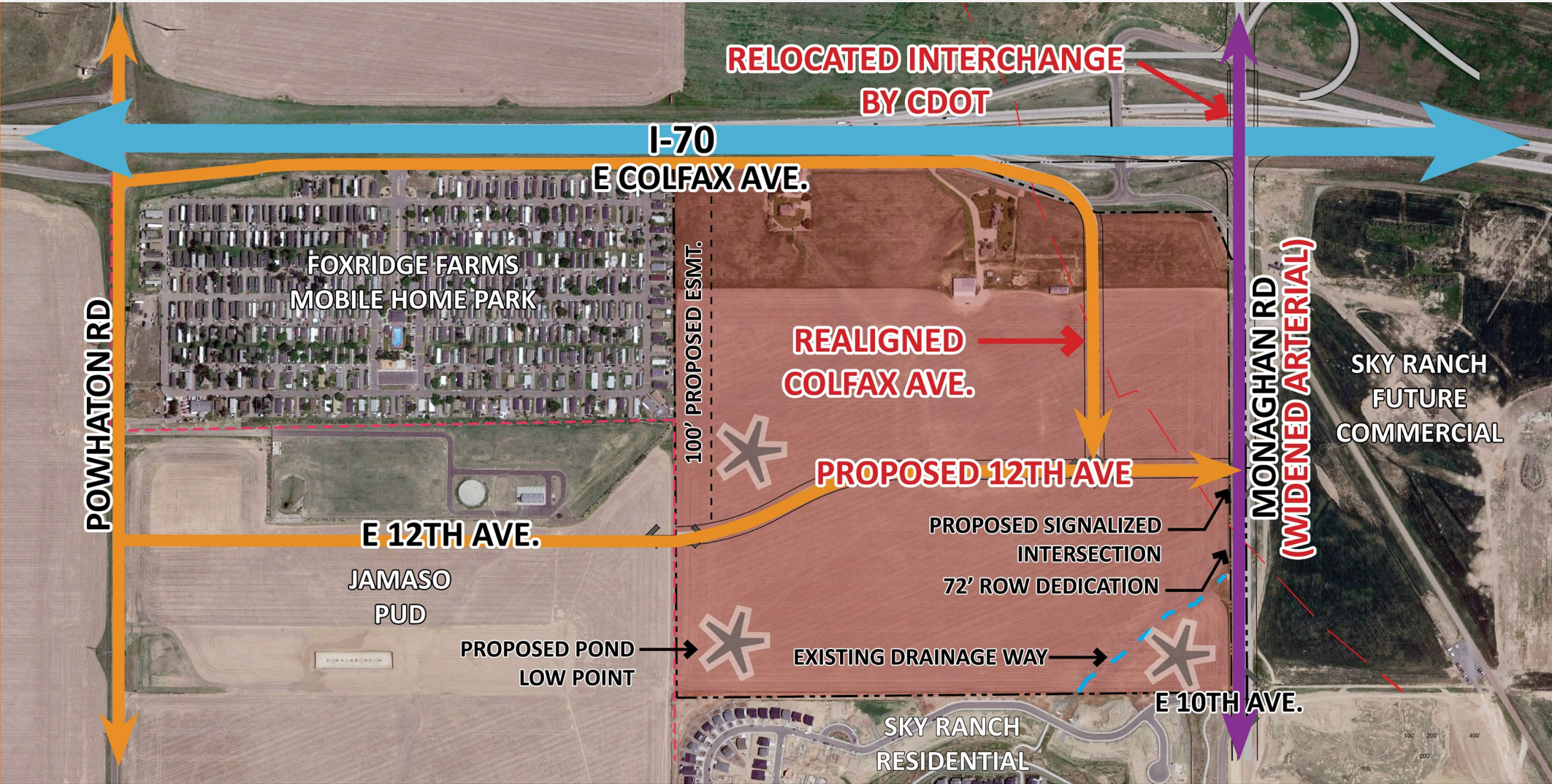
- *APPROVED BY STAFF*

SITE ANALYSIS



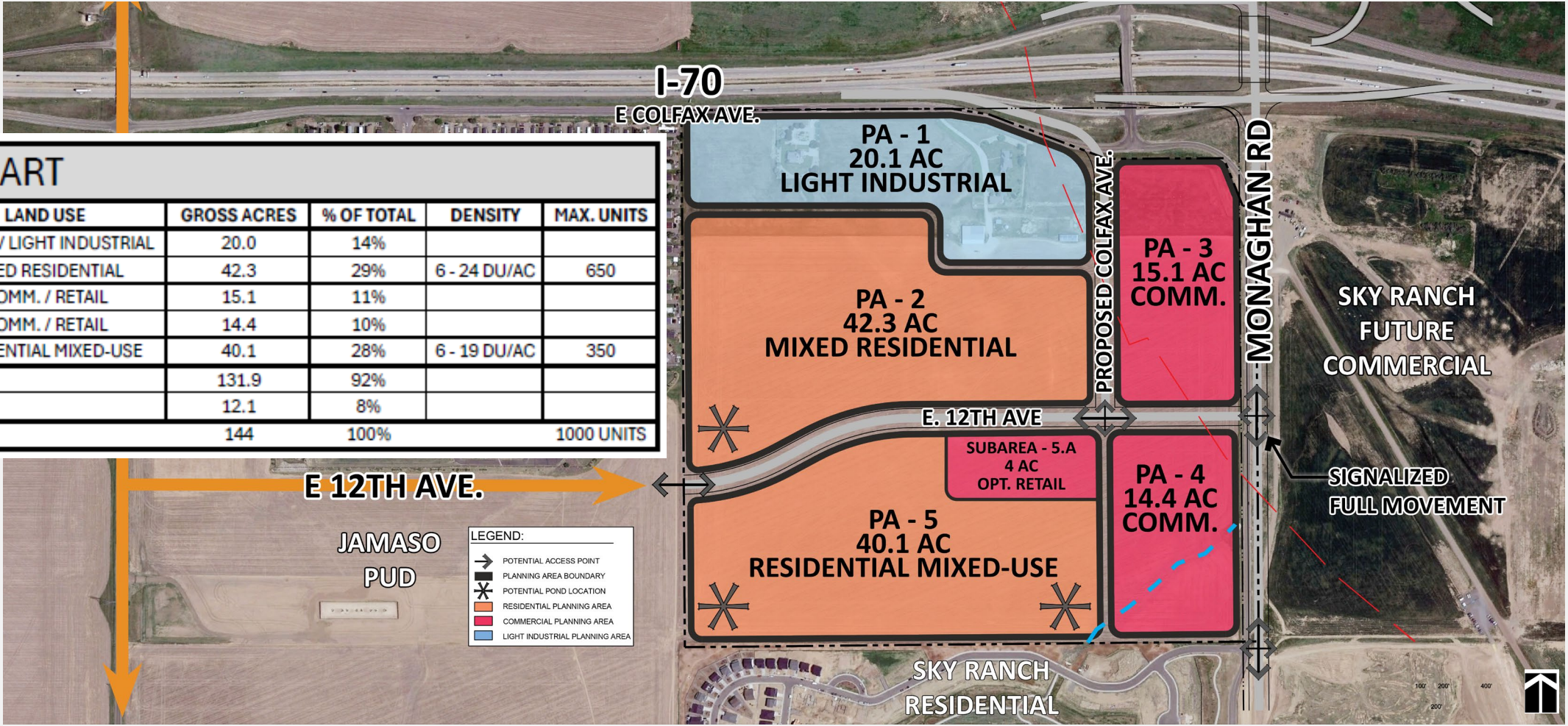
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FRAMEWORK ANALYSIS



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GENERAL DEVELOPMENT PLAN



LAND USE CHART

PLANNING AREA	LAND USE	GROSS ACRES	% OF TOTAL	DENSITY	MAX. UNITS
1	COMM. / LIGHT INDUSTRIAL	20.0	14%		
2	MIXED RESIDENTIAL	42.3	29%	6 - 24 DU/AC	650
3	COMM. / RETAIL	15.1	11%		
4	COMM. / RETAIL	14.4	10%		
5	RESIDENTIAL MIXED-USE	40.1	28%	6 - 19 DU/AC	350
NET TOTAL		131.9	92%		
ROW		12.1	8%		
GROSS TOTAL		144	100%		1000 UNITS

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APPROVAL CRITERIA

PUD APPROVAL CRITERIA:

The proposed PUD creates the opportunity for a 'village-type' neighborhood, with a mix of uses that are not currently supported by an existing zone district. The neighborhood would create opportunities for diverse housing types located in convenient proximity to retail development. Parks, open space, and infrastructure can be designed thoughtfully and efficiently across the PUD.

The proposed PUD would allow more specific development standards and prevent monotonous urban landscapes by allowing a mix of housing types and retail services in a cohesive plan. The GDP may allow for development standards that create alternative and new, high-quality residential neighborhoods to support a commercial corridor.

GDP APPROVAL CRITERIA

Proposed land uses are intended to be complementary to surrounding properties, and assets to the region. Density is intended to transition from lower intensities near the south and west boundaries to higher intensities at the proposed intersection of E. 12th Ave. and Colfax Ave. Retail land uses are proposed along Monaghan Rd., and light industrial land uses are oriented near I-70.

This proposed GDP demonstrates a strategic circulation system by connecting E. 12th Avenue from the adjacent JAMASO site to Monaghan Rd., and bringing E. Colfax Avenue into the 12th Ave. This framework creates a retail corridor along Monaghan Rd to serve the neighborhood and the region. A variety of housing types create a transition from the existing adjacent residential properties towards these retail uses. The PUD allows for shared parks and green space and potential trail connections between planning areas.

SUMMARY

THE GENERAL DEVELOPMENT PLAN ESTABLISHES THE FRAMEWORK FOR A REZONE TO A PLANNED UNIT DEVELOPMENT, CREATING AN INTEGRATED, MIXED-USE NEIGHBORHOOD

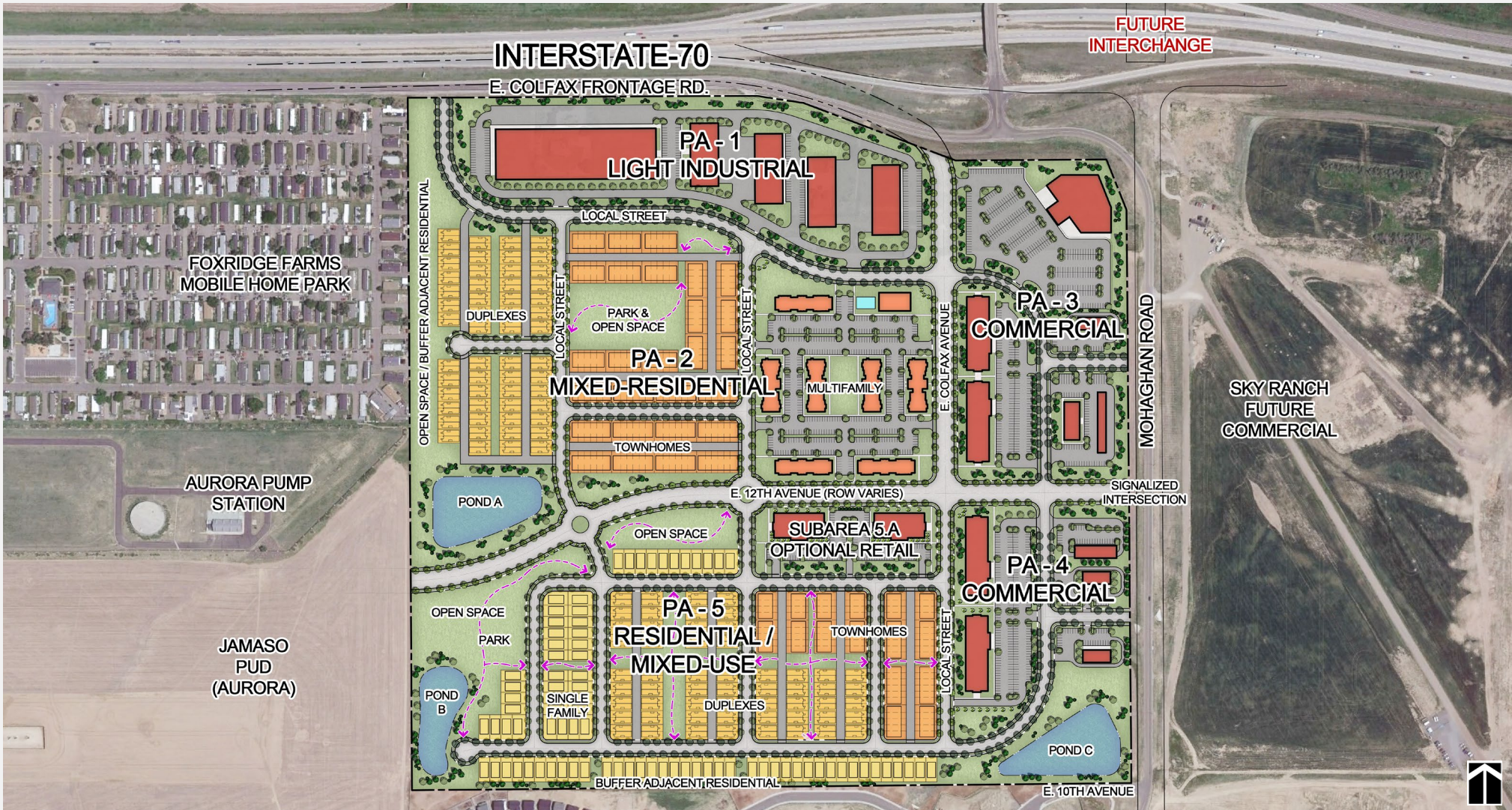
REQUESTING APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS GDP IS SUPPORTED BY A 1041 APPLICATION FOR A MAJOR EXTENSION OF WATER AND SEWER INFRASTRUCTURE – TO BE PRESENTED BY JEFF KEELEY

CONCURRENTLY WITH THE GDP, THE APPLICANT PROPOSES TO ESTABLISH A METROPOLITAN DISTRICT – TO BE PRESENTED BY JEFFRY ERB

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CONCEPTUAL SITE PLAN

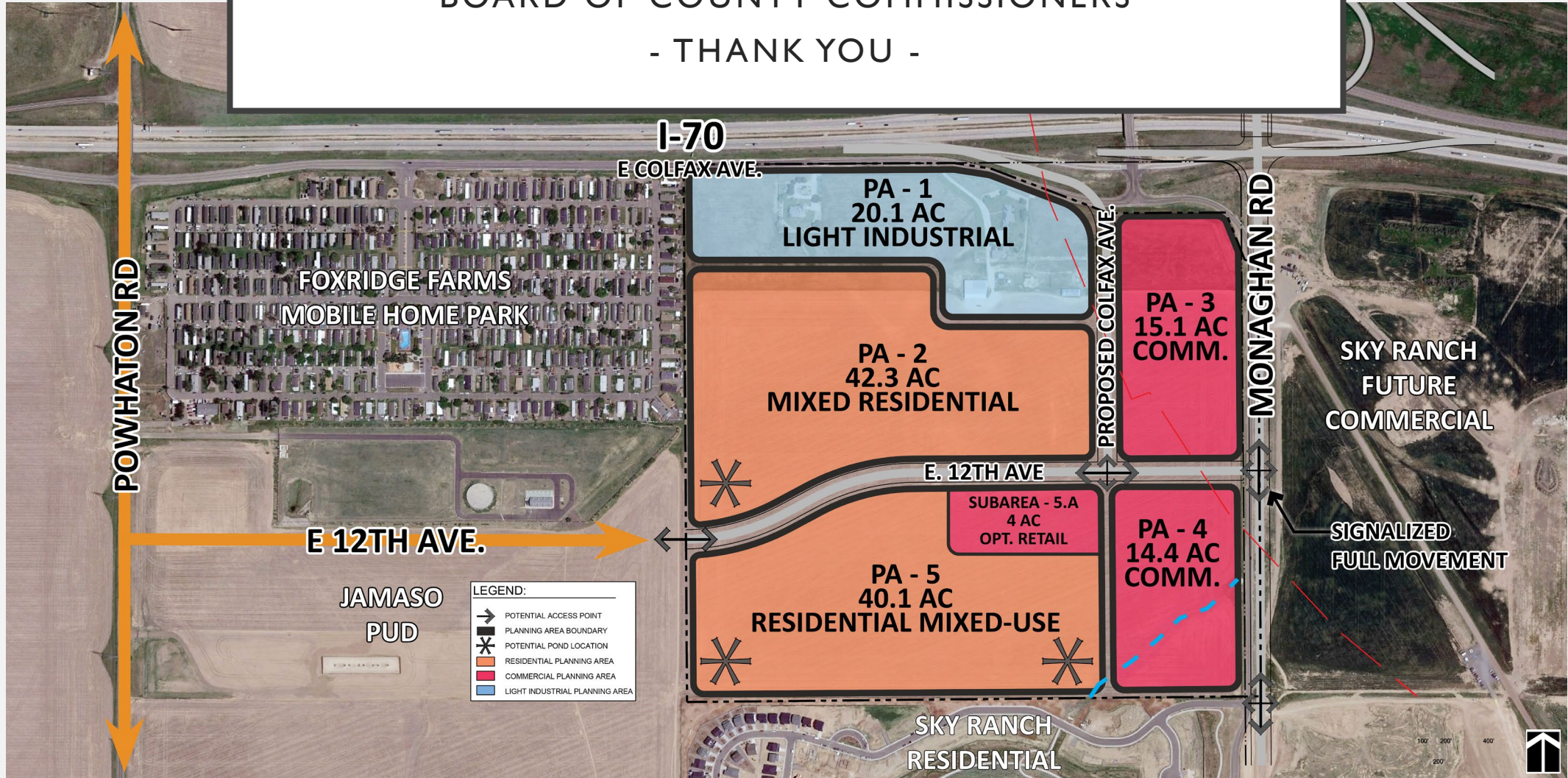


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EASTGATE GENERAL DEVELOPMENT PLAN

REQUEST FOR APPROVAL BY THE
BOARD OF COUNTY COMMISSIONERS

- THANK YOU -



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