

3

CONTEXT MAP

- Context Map Narrative 3.1
- Regional Location Map 3.2
- Context Map 3.3
- Existing Zoning Map 3.4
- Proposed Zoning Map 3.5



Amend 3:

Revised narrative language for increased density in PA8-9, unit count changes, AAC addition, adjustment request. Removed PA70 references

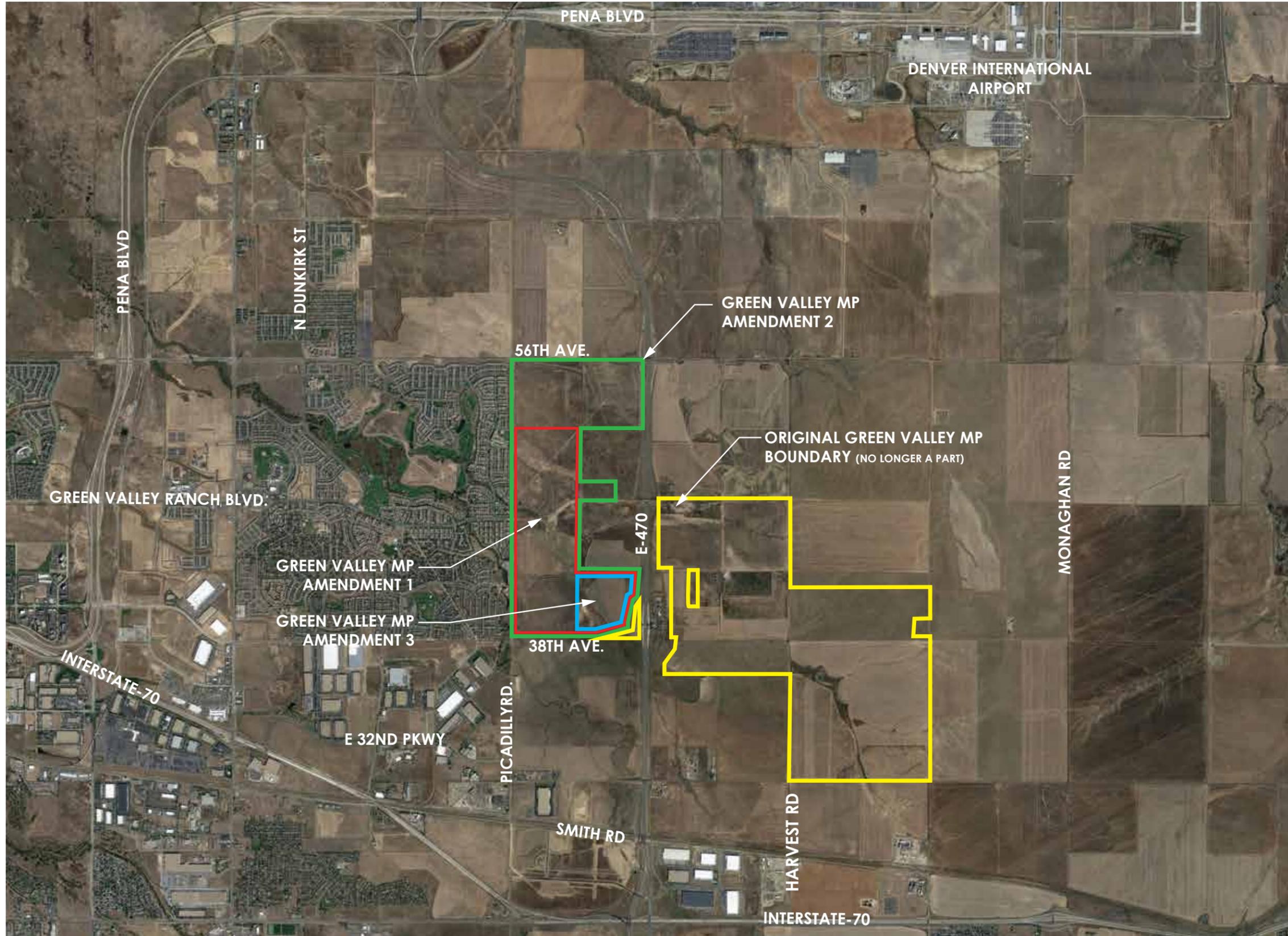
3.1 CONTEXT MAP

The Green Valley Ranch MP (formerly Framework Development Plan) was approved in November of 2008 for 2,500 acres. In 2018 the MP was amended for the first time to modify the land uses and open space on 588 acres located west of E-470. Amendment 1 also revised the overall MP area to remove all Planning Areas located east of E-470. Amendment 2 added approximately 310 acres north of 52nd Ave to the Amendment 1 area. This amendment also modified planning areas and open space throughout the MP to be more in line with built and proposed conditions. The Second Amendment also revised the total MP area from approximately 588 acres to 885.5 acres.

The 3rd amendment includes a major adjustment to increase density in PA8 and PA9 while increasing the maximum number of small lots in the 885.5 acre master plan from 50% to 65%. To accomplish this, we are modifying land uses within approximately 117 acres located between 38th Avenue and 44th Avenue; and Tibet Road and E470. This area was included in Amendment 1&2. Additional design standards for Planning Areas 8 and 9 in the traditional neighborhood as well as Planning Areas 45 and 46 in the active adult neighborhood are proposed to meet the small lot adjustment request. This amendment also adds Administrative Activity Center land use to the northeast corner of 38th Ave and Tibet Road to serve as neighborhood commercial.

The terrain is consistent with the characteristics of the high plains prairie with rolling hills, shallow drainages and expansive views of the mountains to the west. The regional location of the site is shown on Tab 3.2.

The site was farmed for a number of years and contains little vegetation. One drainage channel crosses the site diagonally from southeast to northwest. A more detailed description of the site's characteristics may be found in Tab 4 – Site Analysis. The Context Map, Tab 3.3, shows existing uses, structures, streets, and parks and open space within ½ mile of the site's boundary.

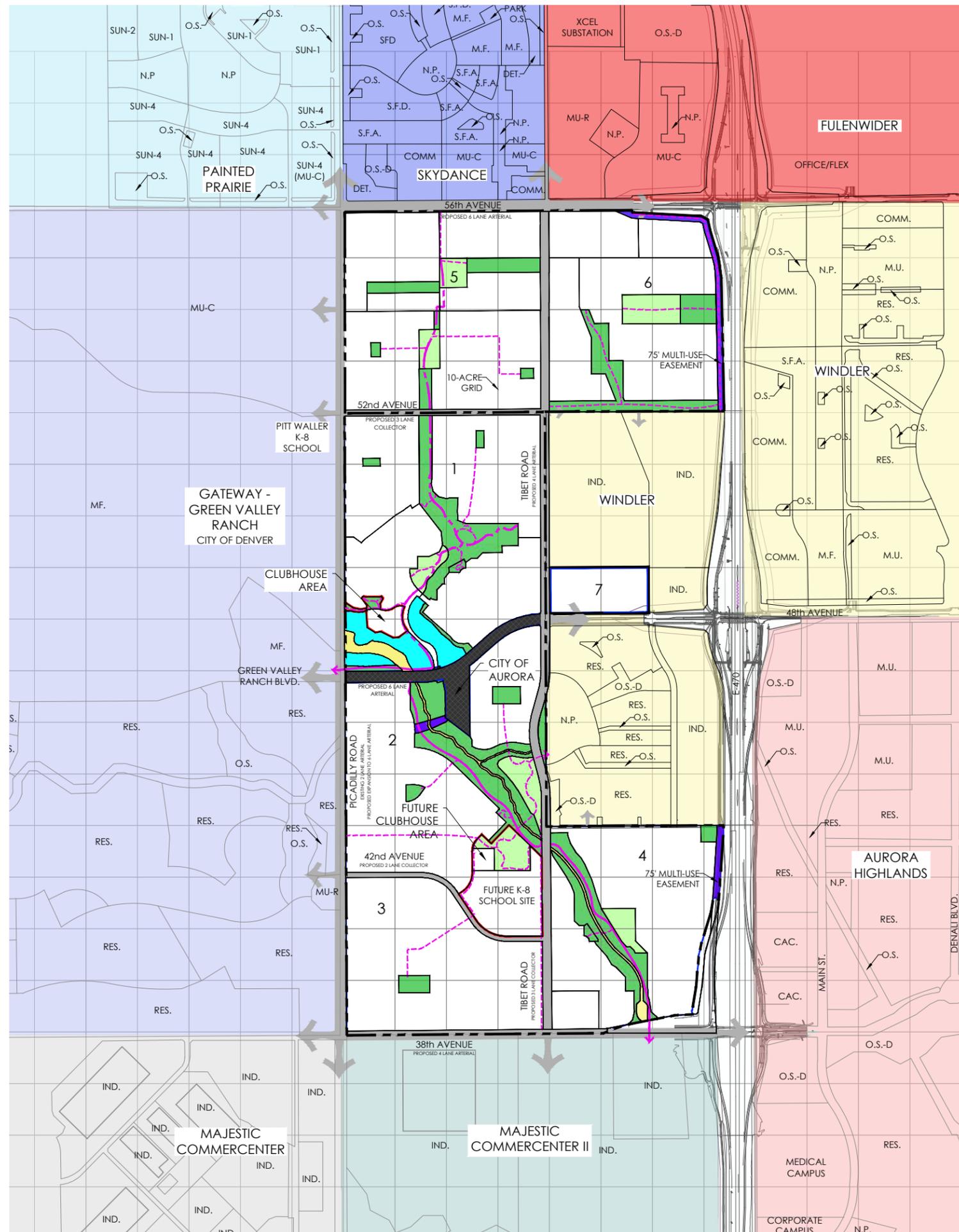


- GREEN VALLEY RANCH MP AMENDMENT 1 BOUNDARY
- GREEN VALLEY RANCH MP AMENDMENT 2 BOUNDARY
- GREEN VALLEY RANCH MP AMENDMENT 3 BOUNDARY
- ORIGINAL GREEN VALLEY RANCH MP BOUNDARY (NO LONGER A PART)

Sheet Title:
REGIONAL LOCATION MAP
 Context Maps
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

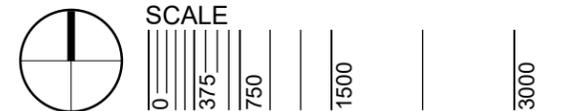
GREEN VALLEY RANCH



LEGEND

- COLLECTOR AND ARTERIALS
EXISTING AND PROPOSED
- OPEN SPACE
- NEIGHBORHOOD PARK
- DETENTION POND
- CHANNEL
- EASEMENT
- NEIGHBORHOOD BOUNDARY & NUMBER
- REGIONAL TRAIL
- COMMUNITY TRAIL
- NEIGHBORHOOD TRAIL
- NEIGHBORHOOD ACTIVITY CENTER BOUNDARY
- SITE BOUNDARY

NOTES:
 1. PROPOSED COLLECTOR ROADS SHOWN ARE CONCEPTUAL IN NATURE AND DEPICTED TO SHOW GENERAL INTENT. FINAL ALIGNMENT WILL BE REFLECTED IN FUTURE MP SUBMITTALS.



Sheet Title:

CONTEXT MAP

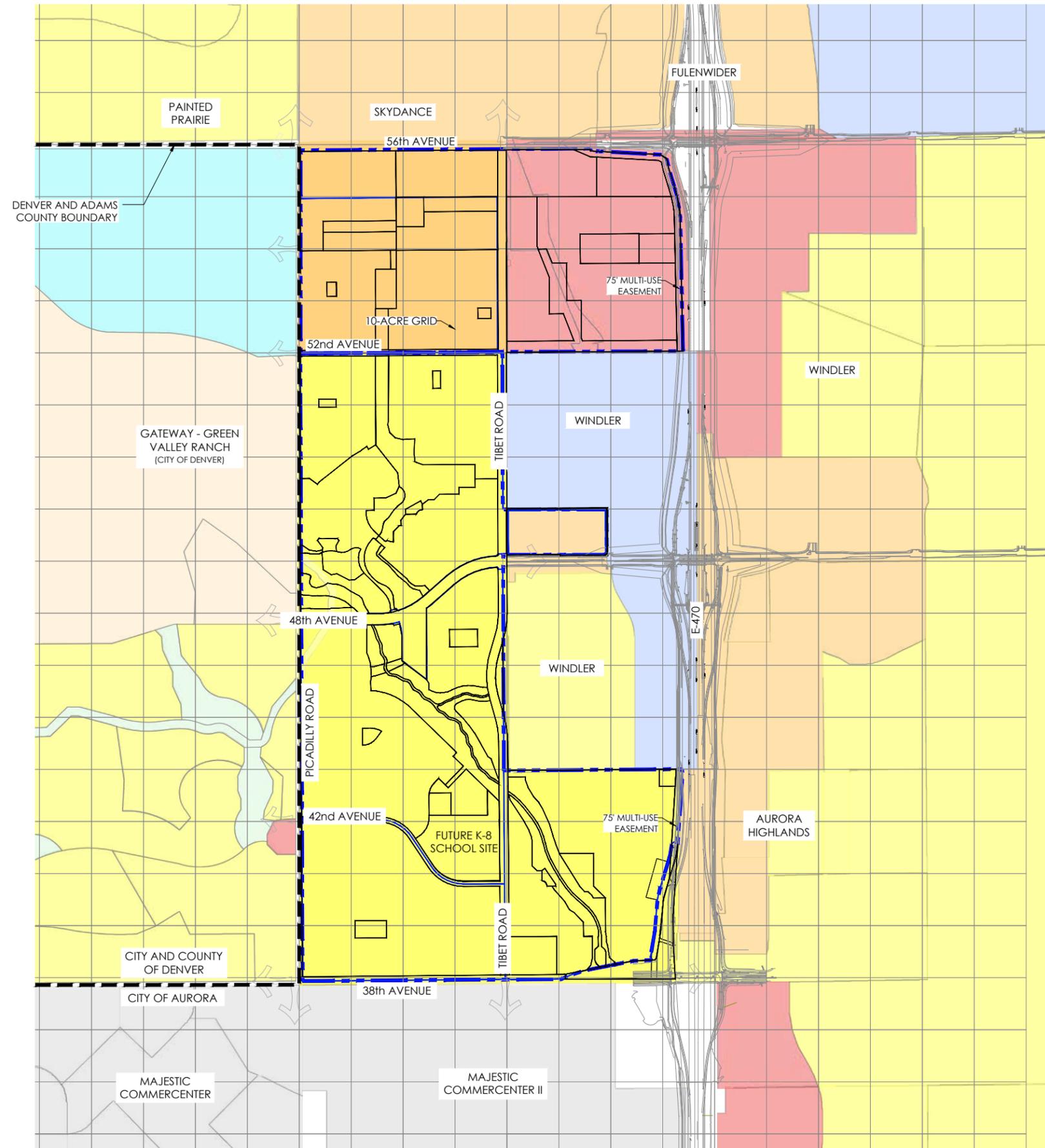
Context Maps
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY
RANCH



LEGEND

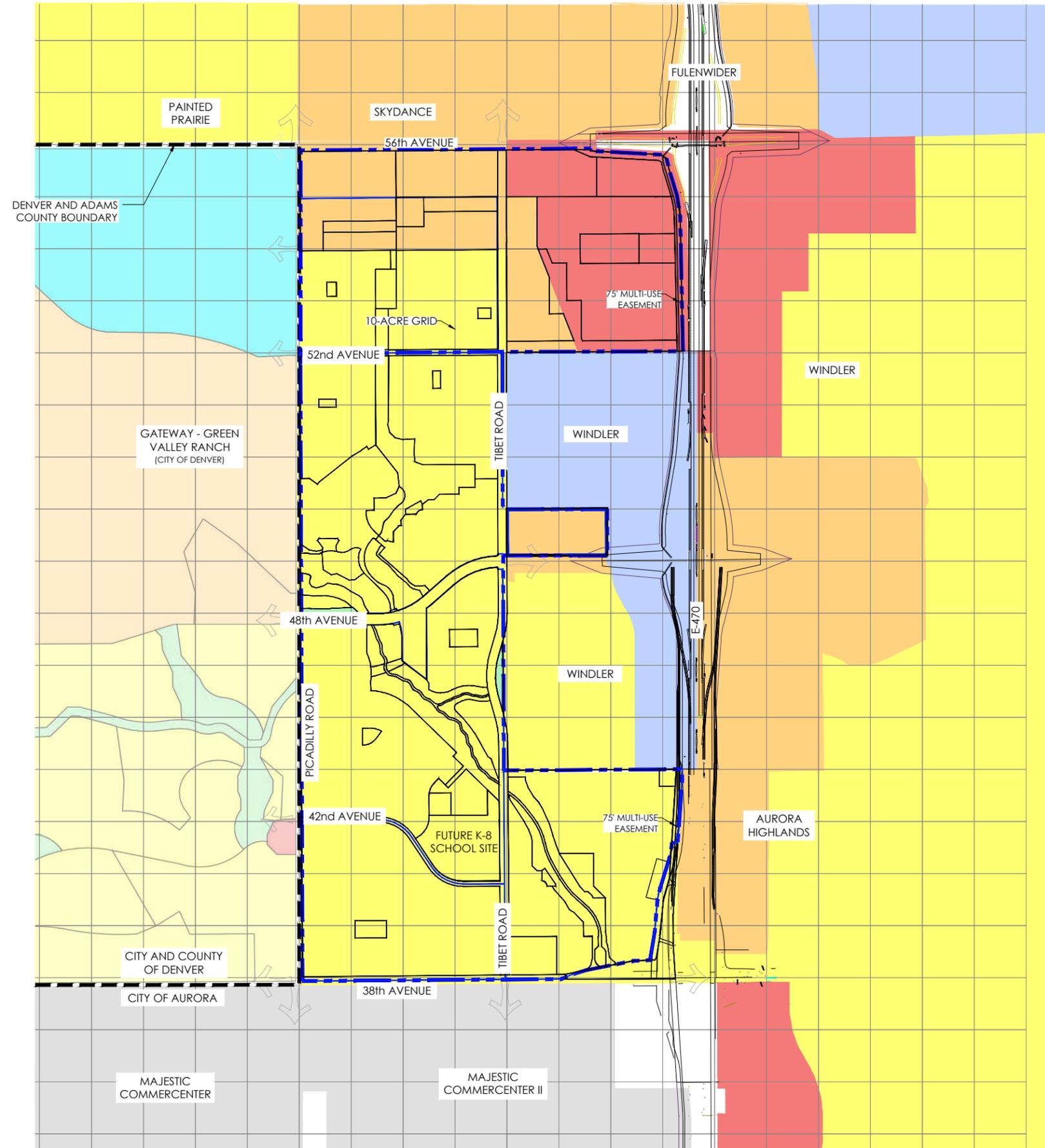
-  SITE BOUNDARY
-  CITY & COUNTY BOUNDARY
-  AIRPORT DISTRICT (AD)
-  BUSINESS/TECH DISTRICT (I-1)
-  MIXED USE AIRPORT (MU-A)
-  MIXED USE REGIONAL DISTRICT (MU-R)
-  MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)



Sheet Title:
EXISTING ZONING MAP
 Context Maps
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

GREEN VALLEY RANCH



LEGEND

- SITE BOUNDARY
- CITY & COUNTY BOUNDARY
- AIRPORT DISTRICT (AD)
- BUSINESS/TECH DISTRICT (I-1)
- MIXED USE AIRPORT (MU-A)
- MIXED USE REGIONAL DISTRICT (MU-R)
- MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)



Sheet Title:

PROPOSED ZONING MAP

Context Maps
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH