

**Green Valley Ranch East Site Plan No. 19 and  
Green Valley Ranch East Subdivision Filing No. 22 Narrative**

**INTENT**

The purpose of this site plan is to vacate the Green Valley Ranch East No. 10 Site Plan and Plat from large single family lots to a mix of duplex, motor court and single-family lots to better respond to the market and provide homes at a lower price point.

The proposed plan shows 180 homes, broken out as follows:

- 33- single family lots
- 49- motor court single-family homes
- 98- alley-loaded duplex homes

The proposed plan has a density of 6.7 du/acre which is below the **8.0 du/acre** maximum permitted in the Green Valley Ranch East Master Plan.

Small Lots: This proposed plan includes 161 small lots which equates to approximately 89% of this filing, however the 50% maximum as outlined in the Master Plan, is for the entire community and at this time we have 928 small lots approved or in review (inclusive of this proposal) of the permitted 2600 lots, which is 36%.

Roadways: The goal is to have approved plans by the end of 2024 to begin development in 2025. With that goal in mind, this plan shows 46<sup>th</sup> Ave, 47<sup>th</sup> Ave and Sicily Street in their approved locations. The only roadway changes are the elimination of E. 46<sup>th</sup> Pl, the cul-de-sac between 46<sup>th</sup> and 47<sup>th</sup> and a shift of Tempe Court slightly to the west.

Utilities: Water and sewer within the Greencourt block will be located in the alleyways. Gas will also be located within the alleys or along the streets depending on the configuration. Electric will be located within the greencourt areas. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

Duplex Homes: The plan includes 36 duplex units fronting onto a green court, the remaining 62 duplex homes front onto local streets providing an aesthetically pleasing streetscape, free from garage doors and driveways. Each unit is two stories with a maximum height of 35'. Each home includes a 2-car garage along with an 18-foot driveway to accommodate up to 2 additional guest spaces.

Connectivity: This filing has direct pedestrian connections to the adjacent Trib T open space corridor along with 2 city parks and the community amenity making it an ideal location for higher density housing. Large green courts occur in the higher density areas of the site where

residents can enjoy shared green spaces. These spaces are activated thru the use of bench seating and table seating,. Open turf areas provide space for more active uses or for residents to relax on. Other elements within the green courts include bbq grills, hot coal bins, and trash cans. Tracts extending the greencourts to the street include mail kiosks, dog waste stations and benches.

## **TEAM**

Owner/ Applicant

Clayton Properties Group, Inc.

4908 Tower Road, Denver, CO 80249

Contact: Dave Carro (303) 486-8734

Landscape Architecture/ Planning

Terracina Design

10200 E. Girard Ave., Suite A-314 Denver, CO 80231

Contact: Mike Weiher & Layla Rosales (303) 632-8867

Traffic Engineering

Felsburg Holt & Ullevig

6400 S. Fiddler's Green Circle, Suite 1500, Greenwood Village, CO, 80111

Contact: Phillip Dunham (303) 721-1440

Civil Engineering

Dewberry

2011 Cherry St., Suite 206

Contact: Sue Sibel:720) 463-8500

Surveyor

Aztec Consultants, Inc.

300 E. Mineral Ave., Suite 1

Littleton, CO 80122

Contact: Daniel Davis (303) 712-1897

## **ADJUSTMENT**

1. UDO Section 146-4.3.10-C Double Frontage Lots. Double frontage lots shall not be permitted adjacent to a collector road.

With the increase in off-site traffic coming from commercial uses to the east, Tibet Road is being widened to include two southbound receiving lanes along this filing. The resulting road section for Tibet Road is more in line with a minor arterial roadway than a collector, which allows double frontage lots. To mitigate these double frontage lots, a 20' landscape buffer between the back of lots and sidewalk is provided with plantings exceeding the requirements along Tibet Road.

**Major Site Plan Criteria Approval per City of Aurora, Unified Development Ordinance, Section 146-5.4.3.B.2.c:**

(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

A minor adjustment is being requested for double-frontage units on a Collector Road. This portion of Tibet Road has been expanded as part of the Tibet Road Phase 2 Site Plan Amendment 2. The road way now is more in line with a 4 lane arterial in this section than a Collector Road.

(b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

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(c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

An existing 100 year floodplain runs thru the southern portion of the site. We are currently in the process of revising this thru the LOMR process and anticipate this being finished before the site plan and plat are recorded

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

This development expands the local street network within the traditional neighborhood community and pushes the development of Tibet Road located to the east of this project, which is a major throughfare of this community. Trails within the site connect to surrounding uses and roadways thru the use of Green court connections.

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

This application is an extension of the Traditional community south of 48<sup>th</sup> Ave and is consistent with the standards set forth in previous filings in size, scale, and materials.

(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

This development mitigates adverse impacts on the surrounding community. Where units back onto a collector road a landscape buffer is provided with additional landscape. Green Court spaces also provide additional green space on top of surrounding park spaces. This site plan has no additional impacts to the community.

**Vacation of a Plat without Established Streets Criteria Approval per City of Aurora, Unified Development Ordinance, Section 146-5.4.2.B.2.c**

A partial or complete plat vacation shall only be approved if it will not:

- i. Create any landlocked parcel;  
This plat vacation does not create any landlocked parcel. This property is surrounded by Filing 16 Tributary T to the west and south, 48<sup>th</sup> Ave roadway to the north, and Tibet Road to the east. These have all be approved and are in various stages of construction.
- ii. Restrict or affect the right of access of property owners within or abutting the subject subdivision so that access is unreasonable or economically prohibitive;  
This plat vacation does not restrict access to any of the surrounding property owners. Clayton Properties owns the development parcels and roadways have been dedicated to the City. These roadways are in various stages of completion.
- iii. Reduce the quality of public services to any property;  
This does not reduce the quality of public services to this property or any surrounding property.
- iv. Be inconsistent with any adopted transportation plan;  
This plat vacation and replat will remain consistent with the adopted transportation plan for the area.
- v. Affect the ownership of land within the subdivision  
This property will still be owned by Clayton Properties. Additional right of way is being deeded via separate document for Tibet Road expansion along the east side of the property.