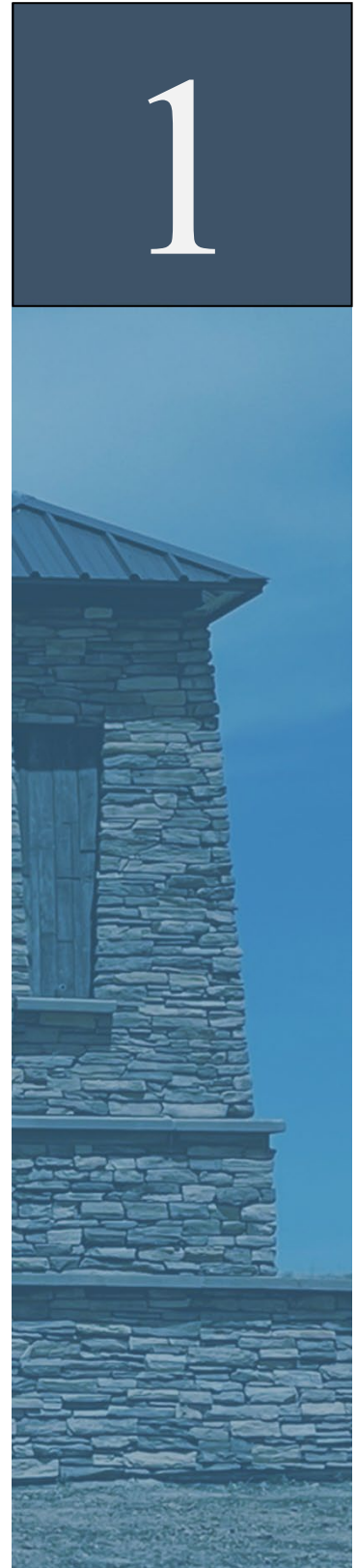


DEVELOPMENT APPLICATION

- Letter of Introduction
- Project Team



March 27, 2025

Jeremiah Fettig
City of Aurora
Planning and Development Services Dept
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Green Valley Ranch Master Plan Amendment 3

Dear Mr. Fettig,

On behalf of Oakwood Homes, we are pleased to submit our proposed Third Amendment to the Green Valley Ranch Master Plan (MP).

The Green Valley Ranch MP (formerly Framework Development Plan) was approved in November of 2008 for 2,500 acres. The MP was amended in 2018 to modify the land uses and open space on 588 acres located west of E-470 (Amendment 1). Amendment 1 also revised the overall MP area to remove all of the 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 to be more in line with built and proposed conditions. The Second Amendment 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, PA9 and PA70 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, 9 and 70 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.

This amendment includes modifications to the following:

- Letter of Introduction (Tab 1)
- Narrative (Tab 6)
- Land Use (Tab 8)
- Open Space, Circulation and Neighborhood Plans (Tab 9)
- Master Drainage Report
- Master Utility Report
- Master Transportation Study

The following have little to no changes as part of this amendment:

- Context Map (Tab 3)
- Site Analysis (Tab 4)
- Urban Design Standards (Tab 10)
- Landscape Standards (Tab 11)
- Architectural Standards (Tab 12)
- Public Improvement Plan (Tab 13)
- Supplementary Documents (Tab 14)

Green Valley Ranch Master Plan Vision

Green Valley Ranch is envisioned as a comprehensive planned community integrated with places to live, learn and play. It is bounded by 56th Avenue and 38th Avenue to the north and south, and Picadilly Road and E-470 to the west and east respectively. The total site area encompasses approximately 885.5 acres. It includes an interconnected series of neighborhoods served by nearby Neighborhood Activity Centers, parks, open space, trails and a school.

Further amenities to the City include approximately 31.5 acres of neighborhood parks, and over 95.9 acres of dedicated open space, greenbelts, and trails. The site identifies one Pre-Kindergarten through 8th grade school and one fire station site on a 5.8 acre site owned by the City of Aurora.

We are excited about the opportunity to continue work in this rapidly changing E-470 Corridor. It is our intent to provide the framework to expand upon the successful Green Valley Ranch master-planned community and create long lasting value, which is an important component in implementing the City of Aurora's future for this area.

Thank you for your assistance in processing and reviewing this application. We trust that you will find this application complete in its response to your previous comments. Please contact us at your earliest convenience if you have any questions or need additional information regarding this submittal. We look forward to your review of the enclosed materials.

Sincerely,

Layla Rosales

Amend 3

Revised narrative per increased densities, small lot adjustment, planning area changes and open space updates.

PROJECT TEAM

APPLICANT

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