

Green Valley Ranch East Filing 15 Narrative

We are proposing to build 134 units within PA-8 of the Green Valley Ranch Amendment No. 1 FDP known as Filing 15. This will be broken down into 2 phases, with the first phase starting in the south. The total acreage for this area is approximately 32 acres.

This site is at the northeast corner of 38th Ave and Tibet Road. Two access roads will be provided from the west via Tibet Road (80' Collector) along with a third access point off of 38th Ave (Arterial). Filing 16 (Tributary T Phase 2) lies along its entire eastern boundary with E-470 further east than that. Streets within the development will be public.

This neighborhood will be a mix of traditional single-family homes (standard lots), Carriage House homes in a motorcourt configuration (small lots), and Porchlight homes in a motorcourt configuration (small lots).

A typical Carriage House and Porchlight layout consists of 4-6 detached units around a central motor court. The buildings are configured with the garages facing the motor court which, when combined with the protruding front porches and fewer driveways, provides a visually appealing streetscape. Units have a maximum height of 35', 2-car garage parking, individual fenced in yards and front and rear porches.

Carriage House units are 2-3 stories and no basements. These are smaller lots typically and therefore classified as small lots. Porchlight units are 2-3 stories as well, but also have basements on most models. Porchlight lots are larger, but mostly considered small sized lots. Carriage House along with the larger Porchlight brings diversity to Green Valley Ranch in both style and affordability.

Open space for this filing will be provided via landscape buffers and one 0.5 Ac pocket park. The pocket park consists of a shade structure, open turf area, and various seating opportunities. Because of the steep grades down to Trib T, there are limited areas for flat uses like playfields and playgrounds. A winding trail down to the low water crossing in Filing 16 provides access to a future neighborhood park in PA9 to the east. Water quality for this filing is located towards the north side of the site.

As part of this Site Plan we are requesting an adjustment to UDO Section 146-4.3.10-C Double Frontage Lots. In order to utilize the land to the north, the site plan includes 6 lots that back up to Tibet Road. Fewer than 10% of the overall lots are double fronting onto a collector street. A 25' landscape buffer between the back of lots and sidewalk is also provided along Tibet Road to meet the standard.

This site plan application complies with all applicable standards in the UDO and approved GVRE FDP Amendment 1. 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. No natural areas or wetlands are located within this Filing that need to be protected. An existing 100 year floodplain runs thru the eastern portion of the site. Because of this, 31 lots will not be platted as part of this submittal, but instead shown as tracts. A CLOMR to revise the 100 Yr floodplain is near completion for this area. These tracts will be replated and recorded as lots once the LOMR for this is approved towards the end of 2023. A water quality pond is also located on the north side of this site which then connects into Tributary T. This mitigates the effects of this development upon the Trib T system.

This site plan expands upon the road network established in previous Filings by providing access to Tibet Road to the west. Trails within the site connect to surrounding uses and roadways including a trail that heads east across Trib T Phase 2 (Filing 16) and into a future Neighborhood Park (Filing 18) thus expanding upon the trail network within this Master Plan.

This application is an extension of the Traditional Home community west of Tibet Road and is consistent with the standards set forth in previous filings in size, scale, and materials.

Any adverse impacts on the surrounding area are mitigated with the use of quality site design.