

# 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



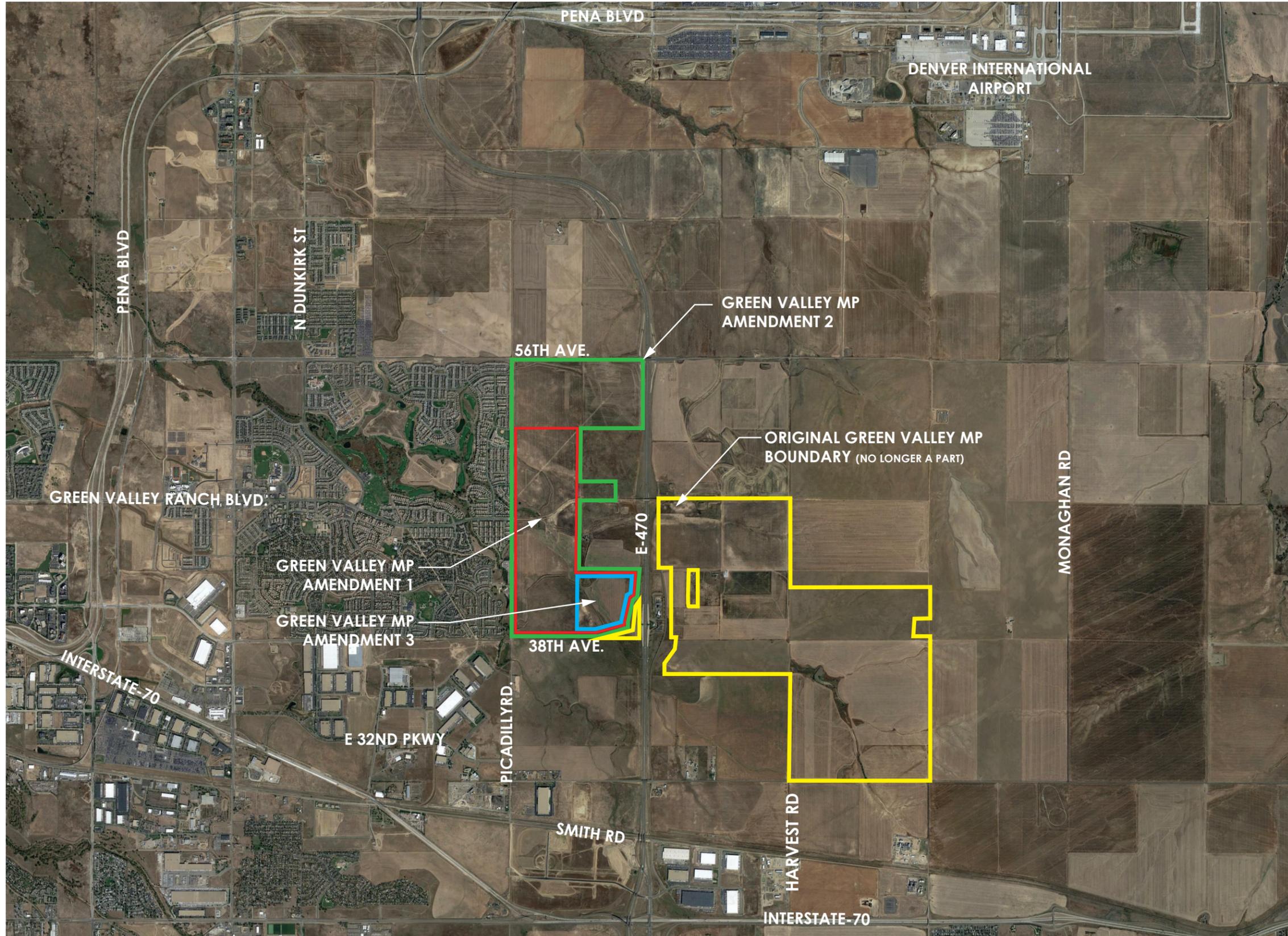
### 3.1 CONTEXT MAP

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 52<sup>nd</sup> 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 intent of this third amendment is to increase density in PA8, PA9 and PA70 while increasing the maximum amount of small lots in the master plan from 50% to 65%. To accomplish this, we are modifying land uses within approximately 117 acres located between 38<sup>th</sup> Avenue and 44<sup>th</sup> Avenue; and Tibet Road and E470. This area was included in Amendment 1&2. Additional design criteria for Planning Areas 8, 9 and 70 is included to meet the adjustment request of increasing small lots. This amendment also adds Administrative Activity Center land use to the northeast corner of 38<sup>th</sup> 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.

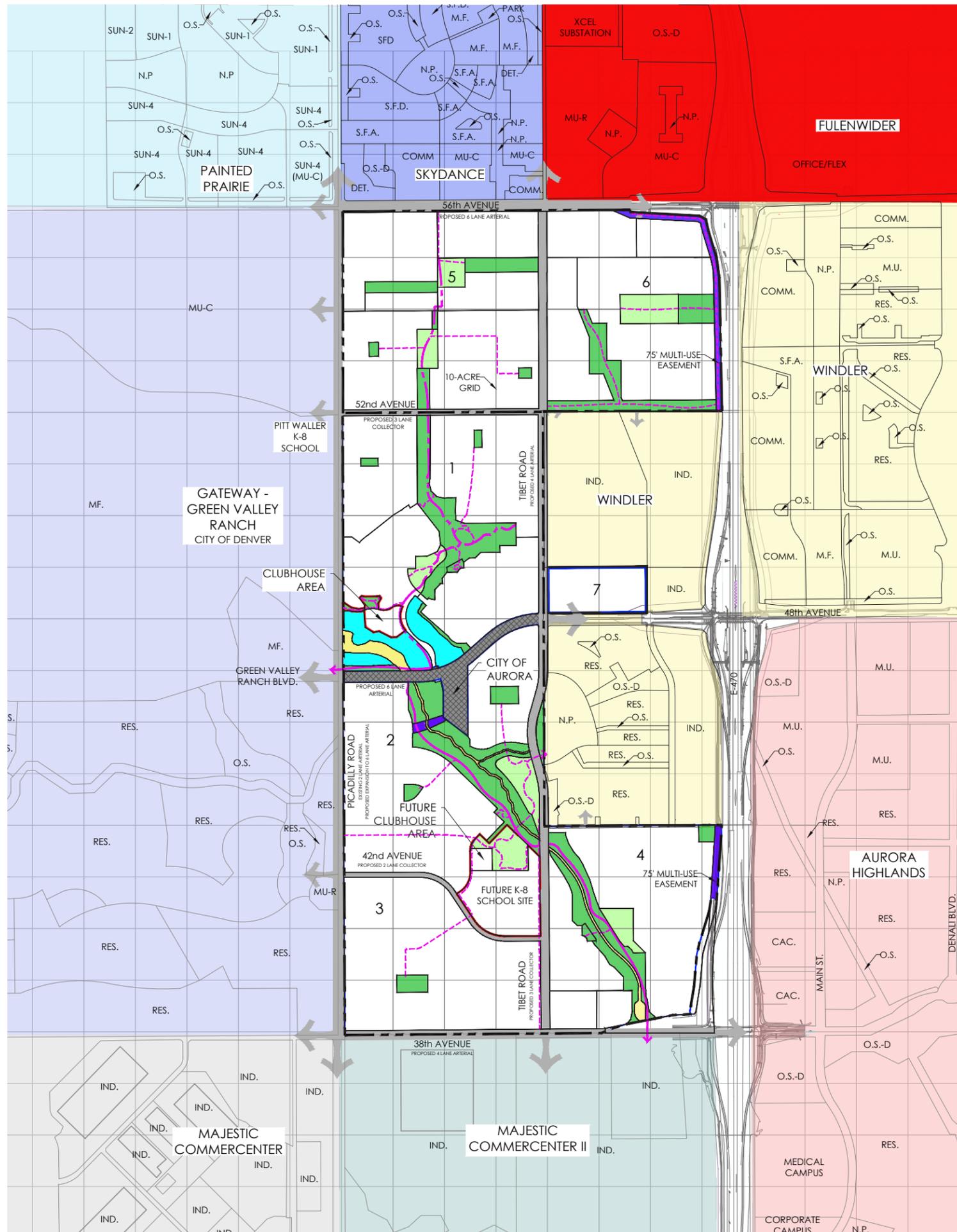


- GREEN VALLEY RANCH MP AMENDMENT 1 BOUNDARY
- GREEN VALLEY RANCH MP AMENDMENT 2 BOUNDARY
- GREEN VALLEY RANCH MP AMENDMENT 3 BOUNDARY
- ORIGINAL GREEN VALLEY RANCH MP BOUNDARY (NO LONGER A PART)

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

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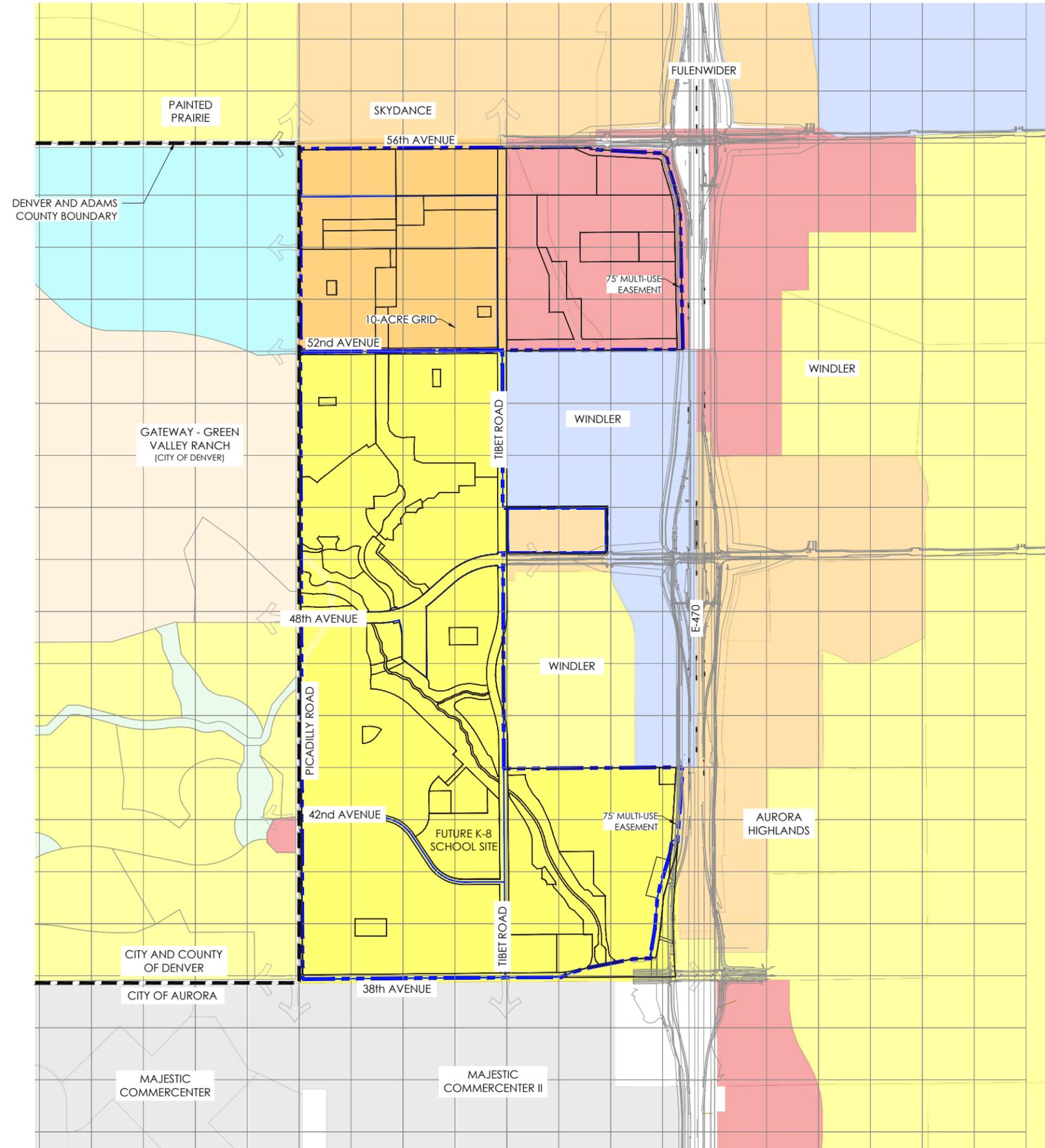
Project Title:

## Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

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**GREEN VALLEY RANCH**



**LEGEND**

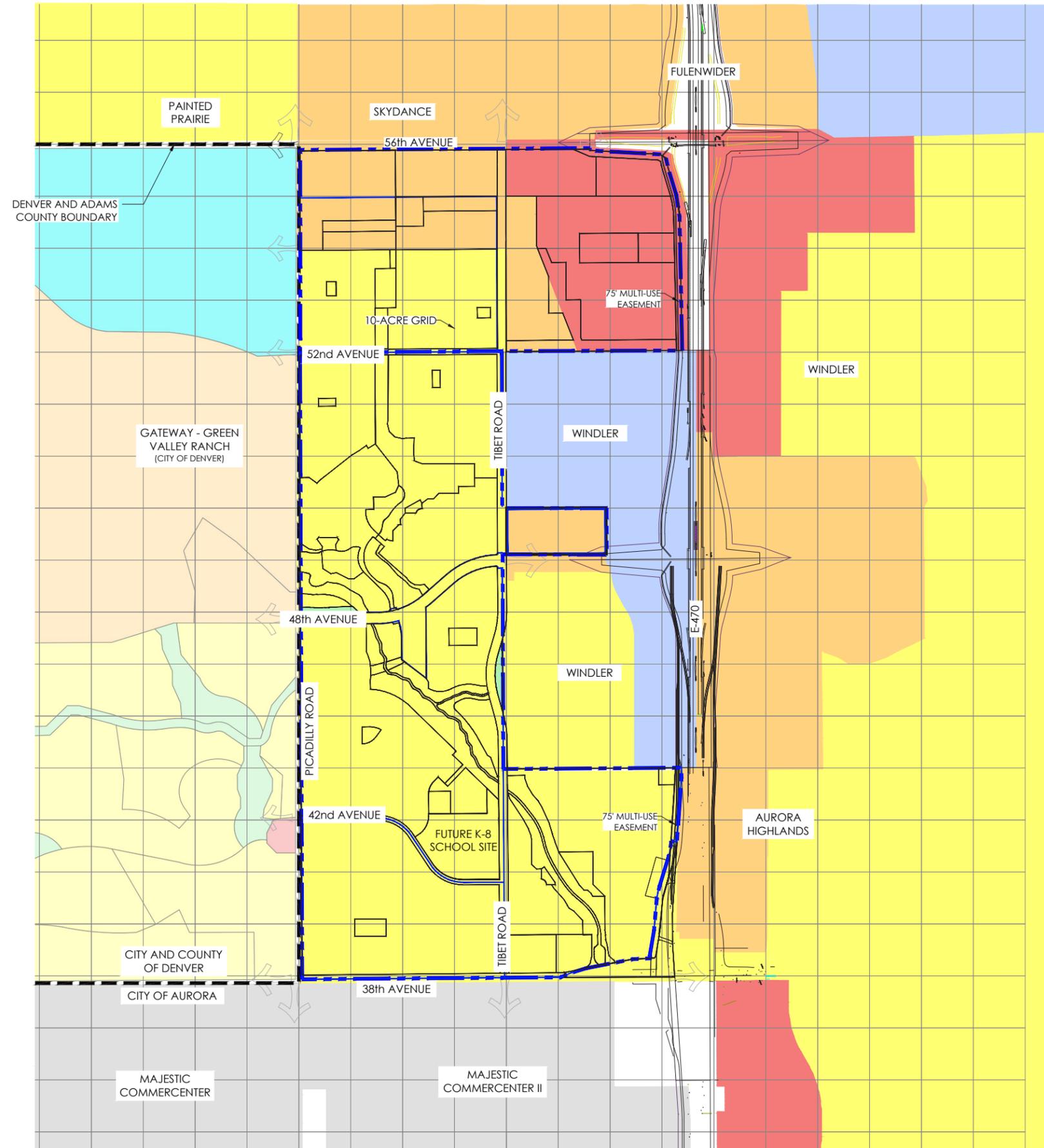
- - - SITE BOUNDARY
- CITY & COUNTY BOUNDARY
- AIRPORT DISTRICT (AD)
- BUSINESS/TECH DISTRICT (I-1)
- MIXED USE AIRPORT (MU-A)
- MIXED USE REGIONAL DISTRICT (MU-R)
- MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)



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**