

Green Valley Ranch East - Filing No. 5

Site Plan Amendment No. 3 Narrative

The purpose of this amendment is to convert 22 single-family lots to 22 two-family duplex lots along N. Quemoy Street. This is the third Site Plan Amendment to Filing 5. Other revisions to the plans include revisions to water and sanitary services to individual lots, fire hydrant shifts and light pole adjustments per the new driveway locations. Since there are no necessary lot line changes for this new product, there will be no Subdivision amendment. We anticipate construction of this amendment to start in Q3 of 2023.

This site plan application complies with all other 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.

This site plan maintains the road network established in previously approved Filing 5 by providing access to Picadilly Road as well as future 52nd Ave. Trails within the site connect to surrounding uses and roadways.

This application is an extension of the Active Adult community north of 48th Ave 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.