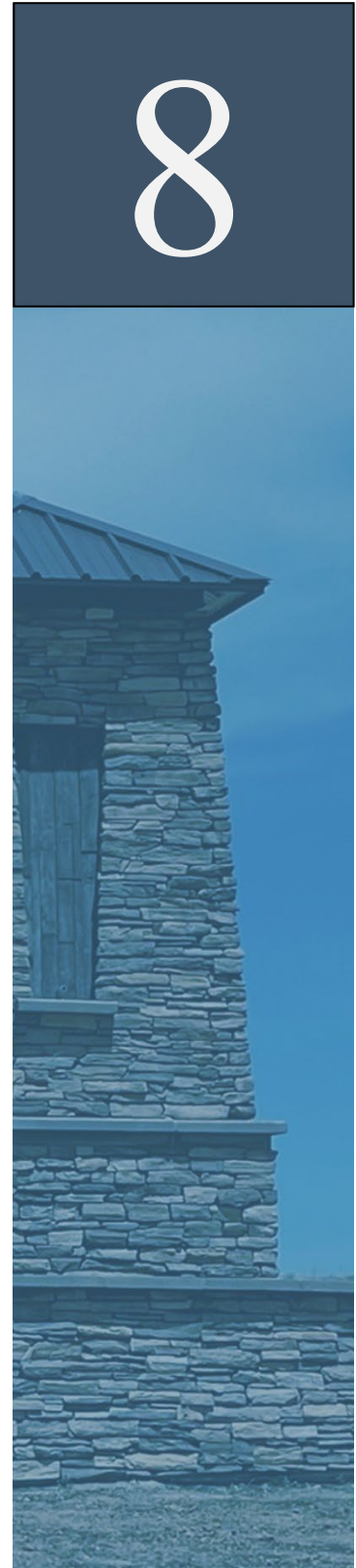


MP LAND USE MAP MATRIX AND STANDARD NOTES

- Land Use Plan Narrative 8.1
- Land Use Summary 8.2
- 470-RMED Spreadsheet 8.3
- Land Use Plan 8.4
- Neighborhood Plan 8.5
- Fire Exhibit 8.6
- Standard MP Notes 8.7



8.1 Land Use Plan Narrative

The Master Plan for Green Valley Ranch consists of 885.5 acres. Proposed land use is Residential Medium Density, Multi-Family Residential, Commercial/Retail and Mixed-Use.

A total of approximately 4,530 dwelling units are planned, ranging in density from 5.0 to 22.0 dwellings per acre. A broad range of housing types will be offered, including single-family detached homes, motorcourts with single-family detached and attached homes, front loaded single-family attached duplex homes, and multi-family homes.

A total of 7 Neighborhood Parks on 31.5 acres, along with 6.9 acres of pocket parks and 95.9 gross acres of open space make up the parks and open space system that are interconnected by a network of trails along the Open Space Corridor and greenways that follow the drainage corridors. The public dedications and open space areas expressly provided for in this MP will satisfy all dedication and open space requirements applicable to the MP site.

With respect to school dedications, the total acreage allocated under this MP for that purpose equals approximately 18.0 acres. This school dedication plan has been designed with input from Aurora Public Schools (APS). One P-8 school is proposed to serve this development west of E-470.

This Master Plan Amendment is making the following Adjustment Request:

1. Increase small lot percentage from 50% to 65% cumulative for R-2 zone districts in the Master Plan. (Adjustment to the UDO Section 146-4.2.3.A.3.d).

The purpose of this adjustment is to create a diverse and thriving community with a variety of housing types and price points, designed to attract people at all stages of life. By increasing density, Green Valley Ranch can offer a wide array of housing options tailored to every lifestyle, including paired homes, green court and motor court homes, as well as single-family detached housing at various price points.

Integral to this development are detached sidewalks with street trees and curbside landscaping between the back of the curb and the sidewalk, creating a walkable, shaded, and visually appealing environment. A robust street network, including potential additional connections to the north, and close proximity to park space and neighborhood-serving retail are key components to fostering a high-value, vibrant neighborhood with increased density. With the increase in small lots in these areas, we realize outdoor living space is being reduced for many of the homes. With that, open space over the required amount is provided to offset the effect small units have.

The development prioritizes compact residential design with front yard easements limited to six feet, coordinated with utilities to maximize efficiency

and make use of the space under the public sidewalk and within the six-foot (6) easement. A fine-grained integration of housing types throughout the community ensures an aesthetically pleasing streetscape dominated by inviting front porches instead of garage doors.

The inclusion of a commercial area further enhances the proposal by supporting local businesses and providing convenient amenities for residents. This intentional design approach aims to cultivate a diverse, dynamic, and connected community for current and future generations. Consult Exhibits A to view instances of neighborhood commercial developments of comparable size within the City of Aurora. We are confident that the proposed AAC will feature commercial applications akin to these examples and will benefit the adjacent community in a manner consistent with these established commercial areas.

Individual Filings within the R-2 Zone District may exceed 65% Small Residential Lots. However, the maximum number of small residential lots when calculated over the entire master plan may not exceed 65%. The lot summary below for Planning Areas within R-2 Zone districts demonstrates that the number of small lots that have already been approved or are in process for PA 1-7 plus the proposed lots in PA 8-9, 45-46 add up to less than 65% of the total proposed lots. Final lot counts and small lot percentages in future planning areas are subject to change at site plan level.

DEVELOPMENT SUMMARY			
Planning Area	Approved/Proposed Lots	Small Lots	Small Lot %
PA 1-7	1780	948	53%
PA 8-9	700	616	88%
PA 45-46	526	400	76%
TOTAL	3006	1964	65%

Design criteria for Planning Areas 8-9 and 45-46:

1. A pocket park within Planning Area 8 shall be a minimum $\frac{1}{2}$ acre in size and include a trail connection across Tributary T to the neighborhood park. It must also include a 5,000 square foot functional turf area and active play elements such as a basketball court and tot lot or similar.
2. A pocket park within Planning Area 9 shall be included in the northeast, with a minimum size of one (1) acre and a minimum dimension of 200 feet. It must include a 150-foot by 150-foot functional turf recreation for activities like soccer and active play elements such as a tot-lot or similar.
3. Pocket Parks within Planning Area 45 and 46 shall be a minimum $\frac{1}{2}$ acre in size and include a 125 foot by 125 foot functional turf recreation area. Activities should be included that promote social engagement, physical health and personal growth. Active elements such as bocce ball, walking paths, fitness circuit, community gardens or similar must also be provided.
4. No lot shall be more than 1,000 feet walking distance from a park or usable open space.
5. Neighborhood parks within these remaining Planning Areas shall have a minimum street frontage of 800 feet with a 200-foot by 200-foot functional turf recreation area. Cul-de-sac, or dead-end street frontage will not count towards the minimum 800-foot street frontage requirement.
6. Maximum block length shall not exceed 700 feet without being bound by a street on all sides. Any block greater than 700 feet in length shall include a landscaped tract not less than 60 feet in width, with a minimum 6-foot-wide pedestrian walkway connecting one street to another.
7. Maximum block width shall not exceed 240 feet as bounded by two (2) streets.
8. A minimum of four (4) housing types shall be provided for the combined Planning Areas 8 & 9 with a minimum of three (3) types in each PA. A minimum of four (4) housing types shall be provided for the combined Planning Areas 45 & 46 with a minimum of three (3) types in each PA. Housing type shall be defined per Table 4.2-8 except for duplexes on green courts and motor courts. They shall be defined as different housing types for the purpose of this adjustment.
9. Groupings of housing types shall be dispersed throughout the neighborhood. No more than two (2) contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as side by side. The same housing type caddie corner is acceptable.
10. The maximum continuous frontage of any housing type along an arterial shall be 1,000 feet.
11. Each housing type shall comprise a minimum of 10% of the total number of homes with the exception of front-loaded units, which shall not exceed 10% of the total number of homes within the combined PA 8-9 to meet the diversity criteria. Front loaded units shall not exceed 25% of the total number of units in

PA45-46 as front-loaded duplex and single-family are more prevalent in active adult communities.

12. Green court blocks, bound by streets on all sides, must have a minimum of 50% of their street frontage comprised of street-facing homes with rear alleys. This design enhances the streetscape's visual appeal and reduces the number of driveways, which increases the availability of on-street parking.
13. Trail connections from PA-9 to Tributary T shall be provided every 700 feet.
14. A minimum of two (2) connections from PA9 to the E470 trail shall be provided.
15. Rear and side yard fences adjacent to local streets shall be a maximum of five (5) feet in height.
16. A minimum of one (1) guest parking space per unit will be provided either on-street or in off-street parking stalls for each alternatively loaded small lots. These parking spaces must be on the block on which the home is located. Parking on the side of the block counts towards this requirement.
17. Within PA-9 and PA45-46, single-family front-loaded homes may only be located directly across the street from each other. They may not be located directly across the street from alternatively loaded homes, green courts, motor courts or alley loaded.

Major Adjustments (Section 146-5.4.4.D.3) Criteria for Approval.

a. The adjustment will have no material adverse impact on any abutting lot, or any material adverse impacts have been mitigated by conditions attached to the adjustment;

This adjustment has little to no effect on abutting properties. Any increase in traffic this adjustment creates is mitigated by the modification of Ukraine Street and the signalization provided there. Additional park and open space is provided for within ¼ mile of every home which exceeds city requirements. Having open space in such close proximity to homes improves both physical and mental health by encouraging activities like walking and jogging while reducing stress.

b. The adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council;

This does not violate conditions of approval applied to this site by the Planning and Zoning Commission. Zoning remains the same throughout the area while adding in Administrative Activity Center overlay to provide residents with much needed neighborhood commercial in this area.

c. At least one of the following criteria have been met:

- i. The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.*

This development prioritizes compact residential design using high quality design and thought-out spaces. A fine-grained integration of housing types throughout the community ensures an aesthetically pleasing streetscape dominated by inviting front porches instead of garage doors. Groupings of housing types shall be dispersed throughout the neighborhood. No more than two (2) contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Green court blocks, bound by streets on all sides, must have a minimum of 50% of their street frontage comprised of street-facing homes with rear alleys. This design enhances the streetscape's visual appeal and reduces the number of driveways.

ii. The adjustment will provide options for a more connected neighborhood layout or, for an adjustment for a residential subdivision, the adjustment will result in a neighborhood layout and level of multi-modal connectivity equal or better than would have been required without the adjustment.

A robust street and trail network within close proximity to park space and neighborhood retail foster a high-value, vibrant neighborhood with increased density. This results in a better connected neighborhood than what would normally be required.

iv. The adjustment will not result in a material increase in on-street parking or traffic congestion on any local street in any Residential zone district within 200 feet of the applicant's site; and

Each homesite within this development has a standard 2 car garage. A minimum of one (1) guest parking space per unit will be provided either on-street or in off-street parking stalls for each alternatively loaded small lot. These parking spaces will be on the block on which the home is located. Motor court configurations provide for more street parking than traditional front-loaded products since there are less driveway connections to the street. Nearby residential zones districts will not experience increases in traffic.

The Land Use Plan (Tab 8.4) shows the configuration of these land uses. Acres, density, and total number of dwelling units are detailed in Tab 8.3, below. All lots size standards and setbacks will follow code unless specified during the site plan process.



EXHIBIT A - AAC RETAIL EXAMPLE

March 14, 2025

GVR MP AMENDMENT

AURORA, CO



Scale: 1"=200'



LEGEND

PRODUCT A

PRODUCT B

PRODUCT C

1,000' MAX
BLOCK LENGTH
(BLOCKS LENGTHS OVER 700'
A 60' LANDSCAPE TRACT
WILL BE PROVIDED)

CADDY CORNER
OF SAME PRODUCT
ALLOWED

60'
LANDSCAPE
TRACT



URBAN PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

EXHIBIT B - PRODUCT MIX

May 27, 2025

GVR MP AMENDMENT

AURORA, CO



Scale: 1"=400'



8.2 Land Use Summary

GREEN VALLEY RANCH MASTER PLAN¹

TOTAL PROJECT

LAND USE	ACRES	DENSITY	DU	% OF RES DU
Active Adult Residential	212.4	5.7	1199	26.5%
Single Family Residential	283.0	6.6	1842	40.6%
Mixed Use	160.4	9.3	1489	32.9%
Administrative Activity Center	6.7			
Sub Total	662.5		4530	100.0%
Neighborhood Activity Center / Clubhouse	5.3			
P-8 School	18.0			
Neighborhood Parks	31.5			
Pocket Parks & Credited Open Space	95.9			
Detention	14.3			
Floodway Channel	7.7			
Easements	9.3			
Right of Way	41.0			
Sub Total	223.0			
TOTAL	885.5			

Active Adult Residential will contain a mix of standard, small, motorcourt (standard and small), and duplex (front-loaded, alternate-loaded and green court) lots.

Single Family Residential will contain a mix of standard, small, motorcourt (standard and small), and duplex (front-loaded, alternative loaded, and green court) lots.

Amend 3:
Revised charts for
increased units,
AAC, and parks
spaces

¹ Master Plan area includes development proposed in Amendments 1, 2, and 3. Area east of E-470 has been permanently removed from the Master Plan

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
1. Floodway Channel	PA-28	CHANNEL	3.4				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-29	CHANNEL	2.0				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-30	CHANNEL	2.3				Storm flow conveyance. Not Credited towards public land dedication requirement.
Subtotal			7.7				
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-10	CLUBHOUSE	3.5				Amenity Area and Pool
	PA-11	CLUBHOUSE	1.8				Amenity Area and Pool
	PA-12	SCHOOL-P-8	18.0				Public School P-8
	PA-13	NEIGHBORHOOD PARK	6.2	3.0 ACRES PER 1,000 RESIDENTS			6.2 AC net Credited toward neighborhood park requirement.
	PA-14	NEIGHBORHOOD PARK	5.7	3.0 ACRES PER 1,000 RESIDENTS			5.7 AC net Credited toward neighborhood park requirement.
	PA-15	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-16	OS-D	18.1	7.8 ACRES PER 1,000 RESIDENTS			18.1 AC net Credited toward open space requirement.
	PA-17	OS-D(Corridor)	2.8	7.8 ACRES PER 1,000 RESIDENTS			2.8 AC net Credited toward open space requirement.
	PA-18	OS-D(Corridor)	1.7	7.8 ACRES PER 1,000 RESIDENTS			1.7 AC net Credited toward open space requirement.
	PA-19	OS-D (Corridor)	3.8	7.8 ACRES PER 1,000 RESIDENTS			3.8 AC net Credited toward open space requirement.
	PA-20	OS-D(Corridor)	10.6	7.8 ACRES PER 1,000 RESIDENTS			10.6 AC net Credited toward open space requirement.
	PA-21	OS-D(Corridor)	1.6	7.8 ACRES PER 1,000 RESIDENTS			1.6 AC net Credited toward open space requirement.
	PA-22	OS-D(Corridor)	3.9	7.8 ACRES PER 1,000 RESIDENTS			3.9 AC net Credited toward open space requirement.
	PA-23	OS-D(Corridor)	8.4	7.8 ACRES PER 1,000 RESIDENTS			8.4 AC net Credited toward open space requirement.
	PA-24	OS-D(Corridor)	6.8	7.8 ACRES PER 1,000 RESIDENTS			6.8 AC net Credited toward open space requirement.
	PA-25	DETENTION	5.4				0 AC net Credited toward open space requirement.
	PA-26	DETENTION	6.8				0 AC net Credited toward open space requirement.
	PA-27	DETENTION	2.1				0 AC net Credited toward open space requirement.
	PA-31	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-32	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-33	OS-D	0.8	7.8 ACRES PER 1,000 RESIDENTS			0.8 AC net Credited toward open space requirement.
	PA-34	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-35	OS-D	0.4	7.8 ACRES PER 1,000 RESIDENTS			0.4 AC net Credited toward open space requirement.
	PA-36	OS-D	1.2	7.8 ACRES PER 1,000 RESIDENTS			1.2 AC net Credited toward open space requirement.
	PA-37	OS-D	1.0	7.8 ACRES PER 1,000 RESIDENTS			1.0 AC net Credited toward open space requirement.
Subtotal			115.1				

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and Standard Notes

Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-38	OS-POCKET PARK	0.9	7.8 ACRES PER 1,000 RESIDENTS			0.9 AC net Credited toward open space requirement.
	PA-39	NEIGHBORHOOD PARK	3.8	3.0 ACRES PER 1,000 RESIDENTS			3.8 AC net Credited toward neighborhood park requirement.
	PA-40	OS-POCKET PARK	2.0	7.8 ACRES PER 1,000 RESIDENTS			2.0 AC net Credited toward open space requirement.
	PA-41	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-42	EASEMENT (UTILITY)	0.5				0 AC net Credited toward open space requirement.
	PA-43	EASEMENT (UTILITY)	0.5				0 AC net Credited toward open space requirement.
	PA-44	EASEMENT (MULTI-USE)	2.2				0 AC net Credited toward open space requirement.
	PA-56	OS- POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-57	OS- POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-58	OS-D(Corridor)	1.9	7.8 ACRES PER 1,000 RESIDENTS			1.9 AC net Credited toward open space requirement.
	PA-59	NEIGHBORHOOD PARK	3.4	3.0 ACRES PER 1,000 RESIDENTS			3.4 AC net Credited toward neighborhood park requirement.
	PA-60	OS-D(Corridor)	12.8	7.8 ACRES PER 1,000 RESIDENTS			12.8 AC net Credited toward open space requirement.
	PA-61	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-62	NEIGHBORHOOD PARK	6.4	3.0 ACRES PER 1,000 RESIDENTS			6.4 AC net Credited toward neighborhood park requirement.
	PA-63	EASEMENT (MULTI-USE)	6.1				0 AC net Credited toward open space requirement.
	PA-64	OS-D(Corridor)	0.4	7.8 ACRES PER 1,000 RESIDENTS			0.4 AC net Credited toward open space requirement.
	PA-65	OS-D(Corridor)	4.0	7.8 ACRES PER 1,000 RESIDENTS			4.0 AC net Credited toward open space requirement.
	PA-66	OS-D(Corridor)	1.8	7.8 ACRES PER 1,000 RESIDENTS			1.8 AC net Credited toward open space requirement.
	PA-67	OS-D(Corridor)	4.0	7.8 ACRES PER 1,000 RESIDENTS			4.0 AC net Credited toward open space requirement.
	PA-68	OS-D(Corridor)	3.0	7.8 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward open space requirement.
	PA-69	OS- POCKET PARK	1.0	7.8 ACRES PER 1,000 RESIDENTS			1.0 AC net Credited toward open space requirement.
Subtotal			59.2				

Amend 3:
Revised charts for
increased units,
AAC, and parks
spaces

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 3
Aurora, Colorado

GREEN VALLEY
RANCH

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
3a. Development Areas Subzone: R-2 Subarea-C	PA-1	AA, SFD STAND, SFD SMALL	30.2	5.2 DU/AC	241	157	Max. Potential Gross Density is 5 DU/AC in R-2
	PA-2	AA, SFD STAND, SFD SMALL, SFA DUPLEX	42.2	6.2 DU/AC	338	261	
	PA-3	AA, SFD STAND, SFD SMALL	30.0	5.0 DU/AC	240	150	
	PA-4	AA, SFD STAND, SFD SMALL	26.3	4.0 DU/AC	210	105	
	PA-5	SFD STAND, SFD SMALL	24.6	7.4 DU/AC	197	182	
	PA-6	SFD STAND, SFD SMALL	78.9	5.3 DU/AC	631	418	
	PA-7	SFD STAND, SFD SMALL	21.9	5.9 DU/AC	735	542	
	PA-8	SFD STAND, SFD SMALL	23.1	8.0 DU/AC	185	184	
	PA-9	SFD STAND, SFD SMALL	64.5	8.0 DU/AC	516	516	
	PA-45	AA, SFD STAND, SFD SMALL, SFA- TH, MF-SMALL, SFA DUPLEX, SFA- TH	27.8	8.0 DU/AC	222	222	
	PA-46	AA, SFD STAND, SFD SMALL, SFA- TH, MF-SMALL, SFA DUPLEX, SFA- TH	38.1	8.0 DU/AC	305	304	
	AAC-1	MIXED COMMERCIAL - ADMIN ACTIVITY CENTER	6.7				
		RIGHT-OF-WAY	30.0				
Subtotal			514.3		3820	3041	
3b. Development Areas Subzone: MU-A & MU-R	PA-47	MIXED COMM, SFA-TH, MF- SMALL, MF-MED, MF-LARGE, SFA- DUPLEX, SFD-STAND, SFD-SMALL, 2-FAMILY	5.0	18.0 DU/AC	200	90	Max. Potential Density by Code is 40 DU/AC
	PA-48		12.8	22.0 DU/AC	512	281	Max. Potential Density by Code is 40 DU/AC
	PA-49		21.8	10.0 DU/AC	872	218	Max. Potential Density by Code is 40 DU/AC
	PA-50	MIXED COMM, SFA-TH, MF- SMALL, MF-MED, MF-LARGE	51.7	10.0 DU/AC	2068	517	Max. Potential Density by Code is 40 DU/AC
	PA-51		15.3	5.0 DU/AC	612	77	Max. Potential Density by Code is 40 DU/AC
	PA-52		9.6	5.0 DU/AC	384	48	Max. Potential Density by Code is 40 DU/AC
	PA-53	MIXED COMMERCIAL	17.5				
	PA-54	MIXED COMMERCIAL	27.3				
	PA-55	MIXED COMM, SFA-TH, MF- SMALL, MF-MED, MF-LARGE, SFA- DUPLEX, 2-FAMILY	17.2	15.0 DU/AC	688	258	Max. Potential Density by Code is 40 DU/AC
		RIGHT-OF-WAY	11.0				
Subtotal			189.2		5336	1489	
SUB AREA TOTAL			885.5		9156	4530	

Amend 3:
Revised charts for
increased units,
AAC, and parks
spaces

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

Green Valley Ranch Master
Plan Amendment 3
Aurora, Colorado

GREEN VALLEY
RANCH

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
4. Total Map Acreage (Sub-Area Total Above)			885.5				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			16.3				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			869.2				
7. Total Floodplain Acreage			7.7				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			877.8				
9. Total Active Adult Planning Areas			212.4	1.58 PERSONS PER UNIT	1556	1199	1895 Estimated Residents
10. Total Single Family Planning Areas			283.0	2.65 PERSONS PER UNIT	2264	1842	4882 Estimated Residents
12. Total Mixed Use Planning Areas			160.4	2.5 PERSONS PER UNIT	4648	1489	3721 Estimated Residents
12. Total Residential			655.8		8468	4530	10498 Estimated Residents
13. Check for avg. residential density in R-2 subzone				5 DU's/AC TIMES R-2 ACREAGE	3319	3041	
13A. Sub Area Total for R-2			663.7				
14. Small Lot Total in R-2				50% of TOTAL UNITS	1910	1521	
15. Check for maximum allowable number of multi-family units							
16. Total Retail Planning Areas			0.0				
17. Total Office Planning Areas			0.0				
18. Total Industrial Planning Areas			0.0				
19. Total Mixed Commercial Planning Areas			189.2				
20. Total Commercial			189.2				
21. Total Neighborhood Parks			31.5	3.0 AC / 1000 RESIDENTS			31.5 = Required Land Dedication
							31.5 = Provided Land Dedication (remaining neighborhood park dedication will be met by applicant via cash-in-lieu payment at time of site plan of adjacent planning areas)
22. Total Community Parks			0.0	1.1 AC / 1000 RESIDENTS			11.55 Requirement will be met by applicant cash-in-lieu payment (11.27 AC. Cash-in-lieu payment made as part of Amendment 1&2) Remaining payment to be made by first residential plat of either PA8 or PA9
23. Total other Credited Open Space including trail corridors, greenbelts, and special rec. sites			95.9	7.8 AC / 1000 RESIDENTS			81.9 = Required Land Dedication
							95.9 = Provided Land Dedication
24. Total Open Space			127.4				124.9 = Required Land Dedication (AC.)
							127.4 = Provided Land Dedication (AC.)
							0.3 = Provided Cash-In-Lieu Community Park Payment (AC.)

Note: Planning Areas within MU-A and MU-R zone districts shall be responsible for meeting all park and open space requirements regardless of what's shown throughout the master plan

Amend 3:
Revised charts for
increased units,
AAC, and parks
spaces

Sheet Title:

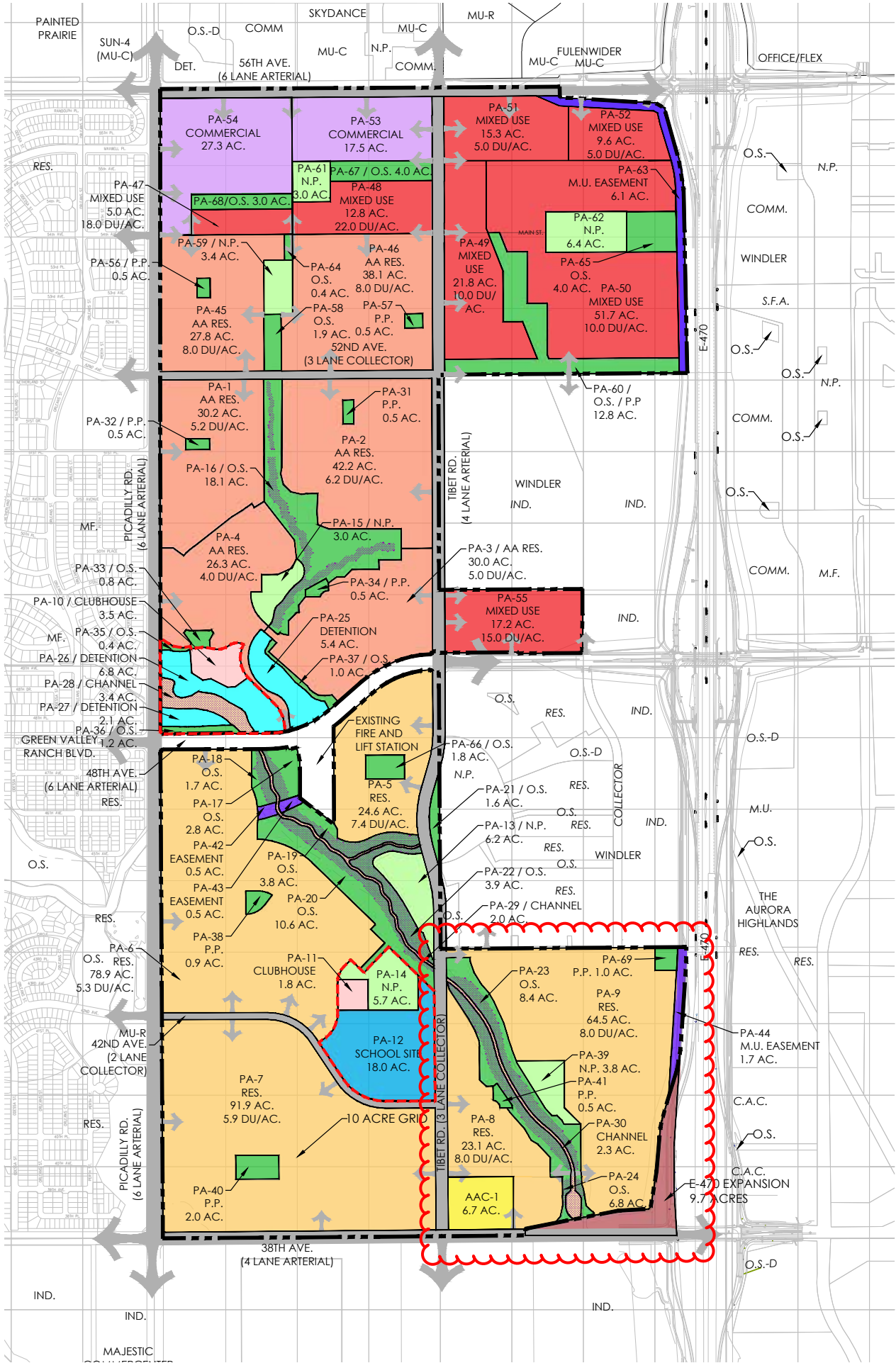
LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

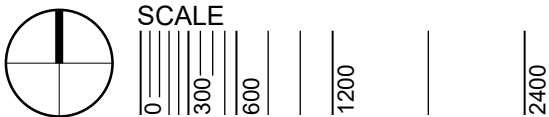
Green Valley Ranch Master
Plan Amendment 3
Aurora, Colorado

GREEN VALLEY
RANCH



LEGEND

SINGLE FAMILY RES.	SCHOOL SITE
ACTIVE ADULT RES.	ROAD RIGHT OF WAY
OPEN SPACE	EASEMENT
DETENTION POND	COMMERCIAL
FLOODWAY CHANNEL	MIXED USE
CLUBHOUSE	ADMINISTRATIVE ACTIVITY CENTER
NEIGHBORHOOD PARK	NAC BOUNDARY
100 YEAR FLOOD PLAIN	IND = INDUSTRIAL
	COMM. = COMMERCIAL
	C.A.C. = COMMUNITY ACTIVITY CENTER
	MU-C = MULTI USE COMMERCIAL
	A.A.C.=ADMINISTRATIVE ACTIVITY CENTER
	O.S. = OPEN SPACE
	N.P. = NEIGHBORHOOD PARK
	P.P. = POCKET PARK
	RES. = RESIDENTIAL
	M.F. = MULTI FAMILY
	S.F.A. = SINGLE FAMILY ATTACHED
	S.F.D. = SINGLE FAMILY DETACHED



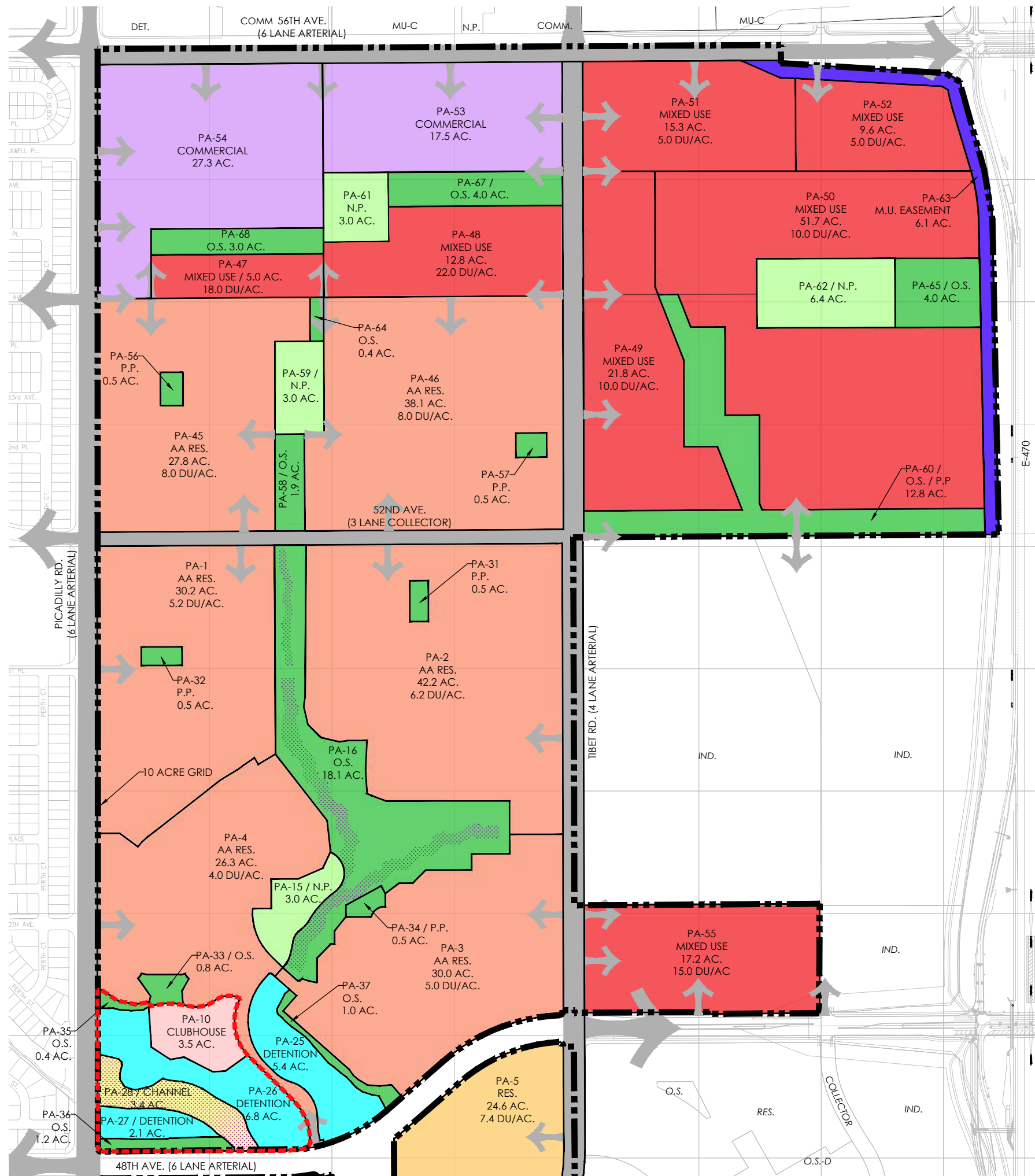
Amend 3:
Revised PA8,9,70
for increased
units, added
AAC, added and
revised park
space

Sheet Title:
**LAND USE PLAN
OVERALL**
Land Use Map, Matrix and
Standard Notes
Master Plan









Project Title:
**Green Valley Ranch Master
Plan Amendment 3**
Aurora, Colorado

**GREEN VALLEY
RANCH**

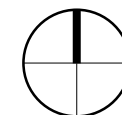
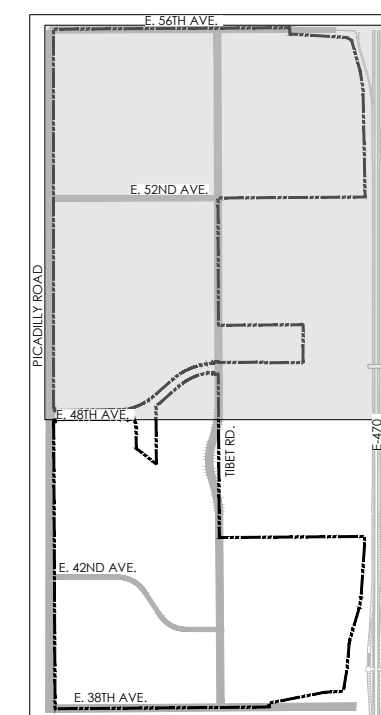
TAB 8.4



LEGEND

- | | | | |
|---|----------------------|---|--------------------------------|
|  | SINGLE FAMILY RES. |  | SCHOOL SITE |
|  | ACTIVE ADULT RES. |  | ROAD RIGHT OF WAY |
|  | OPEN SPACE |  | EASEMENT |
|  | DETENTION POND |  | COMMERCIAL |
|  | FLOODWAY CHANNEL |  | MIXED USE |
|  | CLUBHOUSE |  | ADMINISTRATIVE ACTIVITY CENTER |
|  | NEIGHBORHOOD PARK |  | NAC BOUNDARY |
|  | 100 YEAR FLOOD PLAIN | | |
- O.S. = OPEN SPACE
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KEY MAP



SCALE



Sheet Title:

LAND USE PLAN SHEET 1

Land Use Map, Matrix and Standard Notes

Project Title:

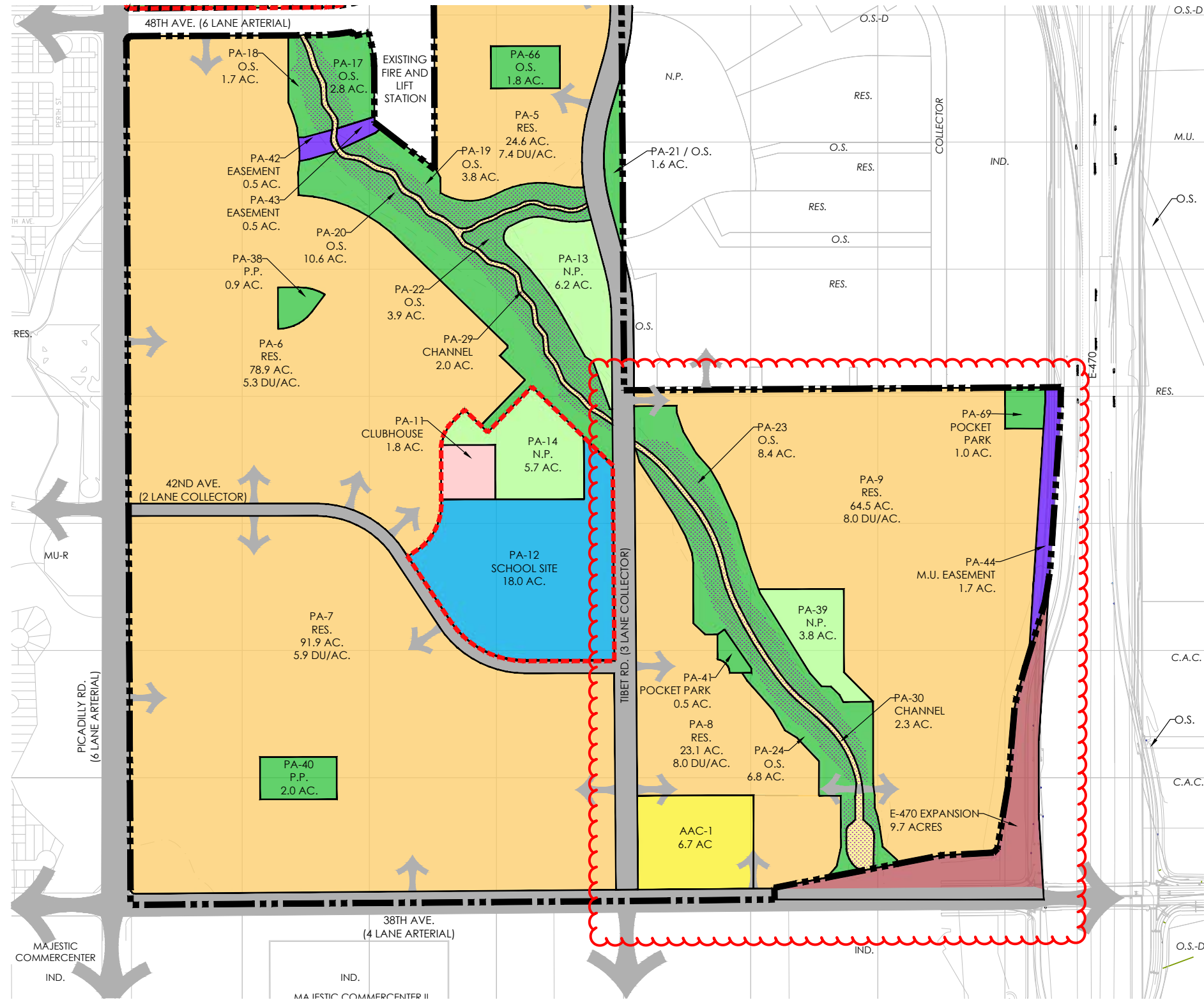
Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado
















GREEN VALLEY
RANCH

May 21, 2025

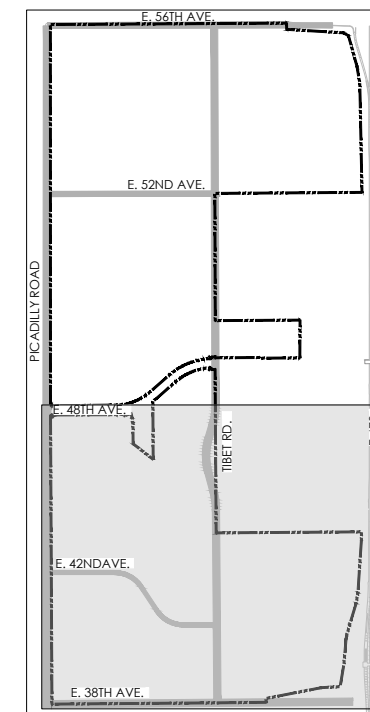
Tab 8.4

TAB 8.4

LEGEND

- | | | | |
|---|----------------------|---|--------------------------------|
|  | SINGLE FAMILY RES. |  | SCHOOL SITE |
|  | ACTIVE ADULT RES. |  | ROAD RIGHT OF WAY |
|  | OPEN SPACE |  | EASEMENT |
|  | DETENTION POND |  | COMMERCIAL |
|  | FLOODWAY CHANNEL |  | MIXED USE |
|  | CLUBHOUSE |  | ADMINISTRATIVE ACTIVITY CENTER |
|  | NEIGHBORHOOD PARK |  | NAC BOUNDARY |
|  | 100 YEAR FLOOD PLAIN | | |
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- Amend 3:**
Revised PA8.9.70

KEY MAP



Amend 3:
Revised PA8,9,70
for increased
units, added
AAC, added and
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Sheet Title:

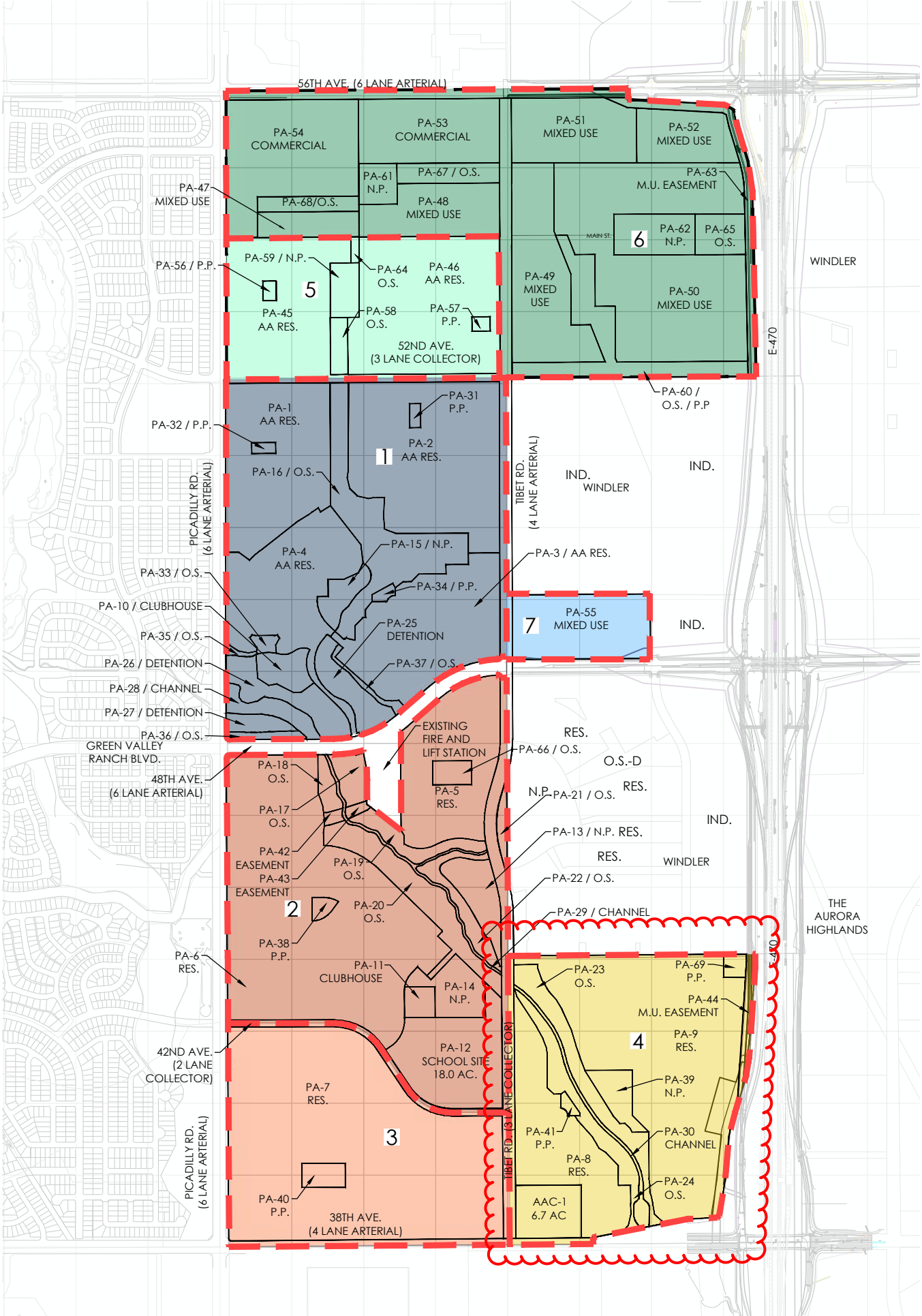
LAND USE PLAN

SHEET 2

**Land Use Map, Matrix and
Standard Notes
Master Plan**

Project Title:
**Green Valley Ranch Master
Plan Amendment 3**
Aurora, Colorado

GREEN VALLEY
RANCH



LEGEND

NEIGHBORHOOD BOUNDARY

O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
IND. = INDUSTRIAL

Neighborhood	Size (AC)	North Boundary	South Boundary	East Boundary	West Boundary
1	180.7	52nd Ave	48th Ave	Tibet Road	Picadilly Road
2	173.5	48th Ave	42nd Ave	Tibet Road	Picadilly Road
3	100.7	42nd Ave	38th Ave	Tibet Road	Picadilly Road
4	123.6	44th Ave	38th Ave	E-470	Tibet Road
5	74.4	Neighborhood 6	52nd Ave	Tibet Road	Picadilly Road
6	214.5	56th Ave	Windler	E-470	Tibet/Picadilly Road
7	18.1	Windler	48th Ave	Windler	Tibet Road
Total	885.5				

Amend 3:
Revised
boundaries

SCALE

0

300

600

1200

2400

Sheet Title:

NEIGHBORHOOD
DEFINITION PLAN
Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

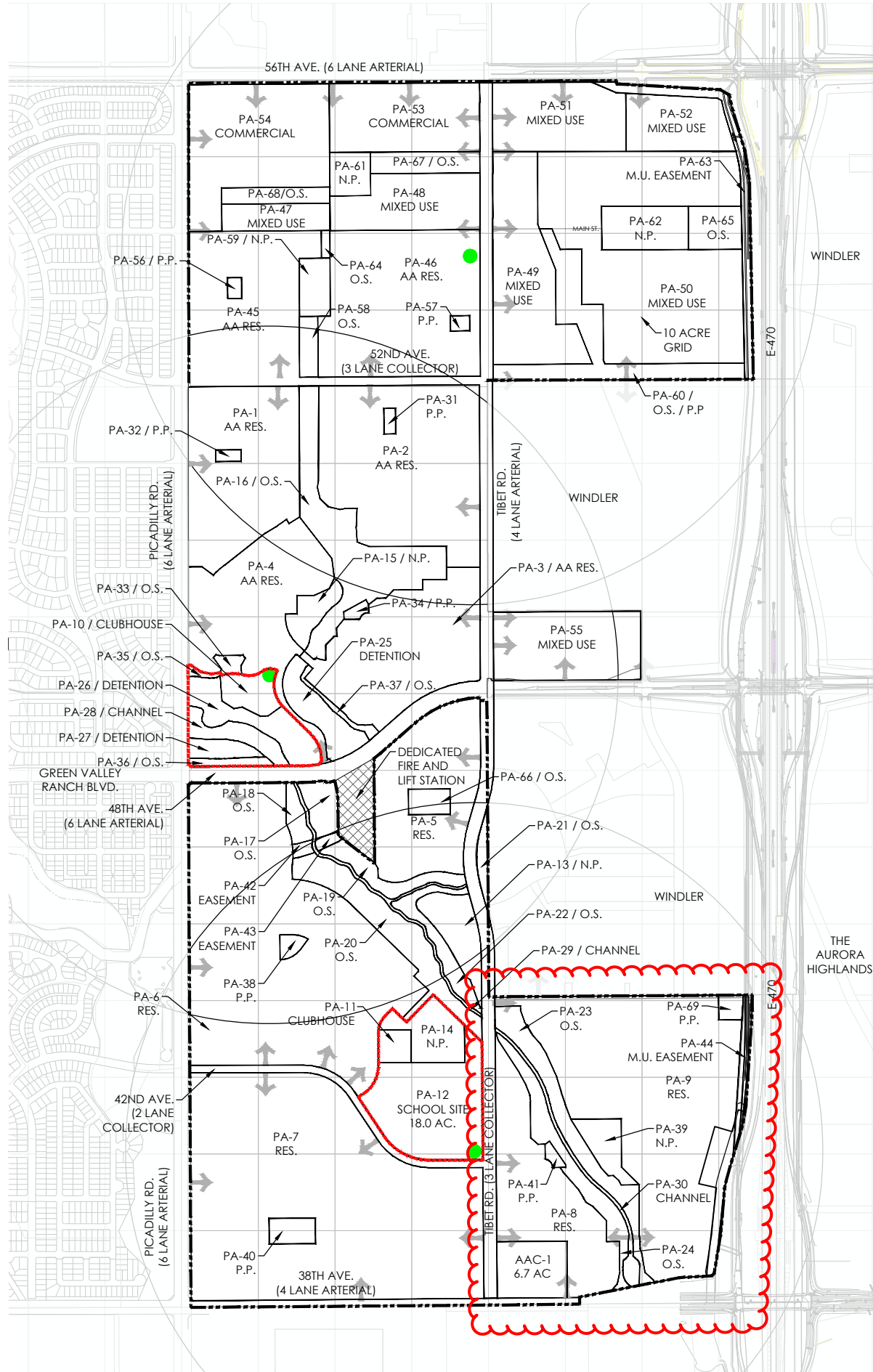
Green Valley Ranch Master
Plan Amendment 3
Aurora, Colorado

GREEN VALLEY
RANCH

May 21, 2025

Tab 8.5

TAB 8.6



LEGEND



PROPOSED ENTRY POINT



WHELEN ALERT SIREN TOWER LOCATION



DEDICATED FIRE STATION



PROPERTY LINE



NEIGHBORHOOD ACTIVITY CENTER

O.S. = OPEN SPACE

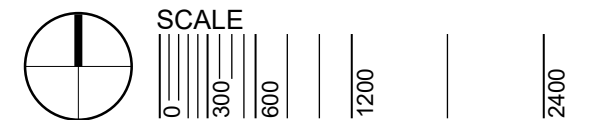
N.P. = NEIGHBORHOOD PARK

P.P. = POCKET PARK

RES. = RESIDENTIAL

STANDARD FIRE NOTES

1. In the event that a permanent fire station is not operational, the Aurora Fire Department may require that a temporary fire station be provided by the developer and/or annexing party. The property has been dedicated to the City and is no less than 1 ¾ acres with the location and dimensions such that optimal emergency response times can be achieved.
2. The City of Aurora requires that a permanent station be platted at the time of development approval. The property has been dedicated to the City and is no less than 1 ¾ acres with the location and dimensions such that optimal emergency response times can be achieved. Shared use sites (police, fire, etc) must be at least 8 acres in size and situated such that optimal emergency response times can be achieved. These sites shall be contiguous to collector streets.
3. Permanent or temporary fire stations: the exact placement of permanent or temporary fire stations will be determined and approved by the City of Aurora's fire marshal to ensure that coordinated coverage is provided within the city. For specific questions, the fire marshal can be reached through the fire department main switchboard, 303-326-8999, or 303-326-8986 (fax).
4. The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 db and is typically spaced one siren per square mile.
5. In newly annexed/developing areas of the city, sirens should be sited on every ½ section of ground (320 acres) or 6,000 feet apart to provide edge to edge coverage.
6. The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to ensure that coordinated coverage is provided on a system wide basis. For specific questions, the Office of Emergency Management can be reached as 303-739-7636 (phone), 303-326-8986 (fax), or afd_oem@auroragov.org



Sheet Title:

FIRE AND SAFETY EXHIBIT

Land Use Map, Matrix and Standard Notes

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY
RANCH

May 21, 2025

Tab 8.6

Amend 3:
Revised
boundaries

8.7 Standard MP Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. Public Improvement Funding Agreement (PIFA) will dictate the payment and timing of signals at perimeter intersections.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 4:1 slopes.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative MP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two separate and approved points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.

10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO with standards within this MP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
14. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)