



Planning Division
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November 6, 2024

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on November 6, 2024, the following application was approved with five (5) conditions:

Applicant:	Clayton Properties Group II
Application Name:	Green Valley Ranch Site Plan No. 19 with Adjustment
Application Number:	DA-1662-35
General Location:	Southwest Corner of E. 48th Avenue and N. Tibet Road
Call-Up Deadline:	December 2, 2024

Project Summary

The applicant, Clayton Properties II, is requesting approval of a Site Plan for Green Valley Ranch East Site Plan No. 19. The 26.8-acre property is located at the southwest corner of E. 48th Avenue and N. Tibet Road and will include 82 single-family detached dwelling units and 98 duplex/two-family dwelling units, totaling 180 single-family units. The site is in the Medium-Density Residential District (R-2) and has the Emerging Neighborhood placetype designation in the Comprehensive Plan. There was a previously approved site plan for single-family residential development for this area, which was voided by the property owner.

This Site Plan includes a mix of housing and lot types, including single-family detached, single-family motor court, two-family homes facing streets, and two-family homes facing green courts. Lot sizes within the Site Plan range from 57'-82' wide for the front-loaded single-family detached homes (19 total), 45'-47' wide for the front-loaded single-family detached homes (14 total), 50'-94' wide for the front-loaded single-family motor court homes (49 total), 25'-48' wide for the street-facing alley-loaded two-family homes (62 total), 25'-53' wide for the alley-loaded green court two-family homes (36 total). Of the 180 proposed lots, 161 (89%) are considered Small Residential Lots per the Unified Development Ordinance (UDO), as they are less than 50' wide, and contain less than 4,500 square feet in lot area or both.

Over five acres of open space are also proposed within the Site Plan. Green courts provide shared green spaces for the residents. These spaces are activated using bench and table seating, open turf areas provide space for more active uses or for residents to relax on, and amenities such as grills, trash cans, and dog waste stations will also be provided. Direct pedestrian connections to the adjacent Tributary T open space corridor will be constructed with this Site Plan. Additionally, this neighborhood will connect to two neighborhood parks and other areas of the Green Valley Ranch East community.

The Green Valley Ranch Framework Development Plan (Master Plan) was initially approved in 2008 for an area consisting of more than 2,500 acres. A subsequent amendment was approved to modify the residential uses on 588 acres west of E-470 in 2018. That amendment included the addition of small lot standards and alternative residential products to address changes in the housing market. The Master Plan envisions a total of 4,509 dwelling units for a variety of housing types and lot sizes for single-family detached, attached, and multi-family residential, 190 acres of mixed-use/commercial area, 113.9 acres of parks and open space, and an 18-acre school site. The plan includes traditional neighborhoods as well as active adult neighborhoods that will be age-restricted and gated. A meandering system of parks and open space connects the individual neighborhoods with two clubhouse facilities, two neighborhood parks, and the proposed commercial development adjacent to E. 56th Avenue and E-470.



Neighborhood Comments

Five (5) registered neighborhood organizations and fourteen (14) adjacent property owners were notified of the application. No comments were received, so a neighborhood meeting was not held.

Adjustments

One minor adjustment to the UDO is requested with this application. Under Section 146-4.3.10.C of the UDO, double frontage lots are not permitted along local and collector streets. Additional development in the area has resulted in requiring widening of Tibet Road adjacent to this application. Widened Tibet Road's functional classification aligns with a minor arterial roadway rather than its current collector designation, which allows double frontage lots. To mitigate these double frontage lots, a 20-foot landscape buffer between the back of lots and the sidewalk is provided with plantings exceeding the requirements along Tibet Road.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3.c of the Unified Development Ordinance for the following reasons:

The Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as an Emerging Neighborhood. It also complies with the Unified Development Ordinance regulations and standards for the R-2 District, as well as the applicable requirements in the Green Valley Ranch East Master Plan Amendment No. 2.

Conditions of Approval

1. Completion and recordation of the Green Valley Ranch East Master Plan Amendment No. 2 prior to the recordation of the Site Plan.
2. Completion and recordation of the Green Valley Ranch East Subdivision Filing No. 10 Plat subdivision plat vacation prior to the recordation of the Site Plan.
3. Completion and recordation of the E. 47th Avenue right-of-way vacation prior to the recordation of the Site Plan.
4. Completion and recordation of the Green Valley Ranch East Subdivision Filing No. 22 Plat prior to the recordation of the Site Plan.
5. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.

for Jeannine Rustad, JD
Director of Planning & Business Development

November 6, 2024

Date

cc: Mayor Mike Coffman
Members of City Council
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney
Members of Planning and Zoning Commission

Attachments

Vicinity Map



Subject Site

Planning and Business Development

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City of Aurora, Colorado
Green Valley Ranch East
Site Plan No. 19



Case Number: 2021-4010-01
Development Application: #1662-35

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