

**Green Valley Ranch East Site Plan No. 24 and  
Green Valley Ranch East Subdivision Filing No. 24 Narrative**

**INTENT**

We are excited to be developing the first piece of the traditional community within Green Valley Ranch Amendment No. 3 Master Plan known as Site Plan No. 24. This area was formerly planned out as Filing 15, but due to a shift in market demand, affordability and product offerings, this area has been redesigned as Filing 24.

Diversity and Distribution: This Traditional neighborhood will be a mix of four different home types: traditional front-loaded single-family homes (standard lots), single-family detached motor court homes (standard and small lots), alternate-loaded two-family homes (small lots) and alternate-loaded two-family green court homes (small lots). The four home styles are dispersed throughout the filing to provide variety within the community and for an interesting streetscape. The proposed plan shows 138 homes, broken out as follows:

17 – front-loaded single-family homes

47 - motor court single-family homes

58 – alternate-loaded two-family homes

16 – alternate-loaded green court two-family homes

Four (4) additional lots will be added to the plan via a site plan amendment once the LOMR for Tributary T Phase 2 is complete next year.

Blocks: Homesites within this filing are arranged in such a way where blocks do not exceed 700' in length. These newly created blocks also do not exceed 2,800 linear feet along the perimeter as defined in the unified development code.

Small Lots: This proposed plan includes 104 small lots which equates to approximately 75% of this filing. However, the 65% maximum small lot count, as outlined in the Master Plan Amendment 3, is proposed for the R-2 zoned portion of the entire community. The master plan will not exceed 65% small lots for the entire community with this addition. The total acreage for this filing is approximately 20.6 acres. This proposed plan has a density of 6.7 DU/Acre which is below the 8.0 DU/Ac maximum permitted in this planning area in the Green Valley Ranch East Master Plan Amendment No. 3.

Connectivity and Security: This development is located within the traditional portion of the community and streets are all public. Three access points off of Tibet Road are provided for this filing providing ample access to the three lane collector road. A future connection to 38<sup>th</sup> Ave via Ukraine St provide access to the surrounding city grid.

**Common Open Space:** A centrally located 0.7 Ac pocket park provides amenities for residents of both this Filing, but neighboring filings. The park features a winding trail thru open space which connects this Filing across Tributary T to a regional trail on the north side of the channel. This also connects to a future neighborhood park in Planning Area 9. This park is activated thru the use of a half-court basketball court, a shade structure with 2 picnic benches underneath it, bike racks, bbq grills, bistro tables and chairs, and a large turf area over 5000 square feet. These features are in line with the adjustment request outlined in Master Plan Amendment No. 3. Each homesite within this Filing is within 1,320 LF walking distance to this park site. Additional common open space can be found along the eastern property boundary adjacent to Tributary T.

**Utilities:** Water and sewer within the development are in the private streets. Gas will be located along easements behind right of way while electric is located in the rear or side easements. The alternate-loaded two-family homes will be all electric. 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.

**Parking:** Each homesite within this development has a standard 2 car garage. Additional 34 off street parking spaces are provided on all 17 single-family homesites with driveways. 47 motor court units have 24 off street guest spaces. 74 alternate loaded two-family homes have 76 off-street parking spaces in both driveways and guest spaces. When added up, this Filing has 134 off street guest spaces for 138 units. Street parking is also provided throughout the development. Motor court and alternate loaded alley configurations provide for more street parking than traditional front loaded products since there are less driveway connections to the street.

## **TEAM**

Owner/ Applicant

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## **ADJUSTMENT**

1. UDO Section 146-4.3.10-C Double Frontage Lots. Double frontage lots shall not be permitted adjacent to a collector road.

While the number of double frontage lots within the site plan exceeds what is allowed under code, less than 5% of the overall lots are double fronting onto a collector street. A 20' minimum landscape buffer between the back of lots and sidewalk is provided with plantings exceeding the requirements along Tibet Road. Units that are double fronting also have deeper than average rear yards placing the units 40' or more from Tibet Road.

**Major Site Plan Criteria Approval per City of Aurora, Unified Development Ordinance, Section 146-5.4.3.B.2.c:**

(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

A minor adjustment is being requested for double-frontage units on a Collector Road. Less than 5% of the dwelling units have double frontage along Tibet Road.

(b) 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.

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(c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

An existing 100 year floodplain runs thru the southern portion of the site. This line was created from the Phase 1 LOMR from channel work in GVRE Filing 9. Once channel work is completed in Filing 16 this summer, a Phase II LOMR will establish the final 100 yr floodplain outside of this filing as designed in the Filing 16 plans.

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

This development expands the local street network within the traditional neighborhood community and pushes the development east of Tibet Road. Trails within the site connect to surrounding uses and roadways. Trail connections are also provided across Trib T Filing 16 with the creation of a pocket park and trail system leading to the east.

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

This application is an extension of the Traditional community south of 48<sup>th</sup> Ave and is consistent with the standards set forth in previous filings in size, scale, and materials.

(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

This development mitigates adverse impacts on the surrounding community. Where units back onto a collector road, a landscape buffer is provided with additional landscape. Green Court spaces also provide additional green space on top of surrounding park spaces. This site plan has no additional impacts to the community.