

Green Valley Ranch East - Filing No. 6

GVRE Site Plan No. 6 Amendment No. 1 Narrative

The purpose of this is to amend the approved GVRE Site Plan approved in 2022 by removing the Tempe Street connection thru the Neighborhood Park in Filing 11 (Subdivision Filing 19) into Filing 17 and add a cul-de-sac at the northern end of Tempe Street. As well as adjust lot lines, frontages, and easements of 4 lots within Filing 6. 2 Lots along N. Tempe St, Block 1 Lot 1 and Block 4 Lot 1, additional lot line changes are also proposed to Block 2 Lot 1,2, & 3 and Block 3 Lot 1 along N. Sicily Ct. to make them larger. The addition of the lot acreage reduces our total Open Space in Tract C by 0.172 Acres. Since we are adding a tract of land for the cul-de-sac, there will be a new subdivision associated with this amendment known as Filing 20.

This site plan application complies with all other applicable standards in the UDO and the 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 6 by providing access to Rome Street as well as future Tibet Road. 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.