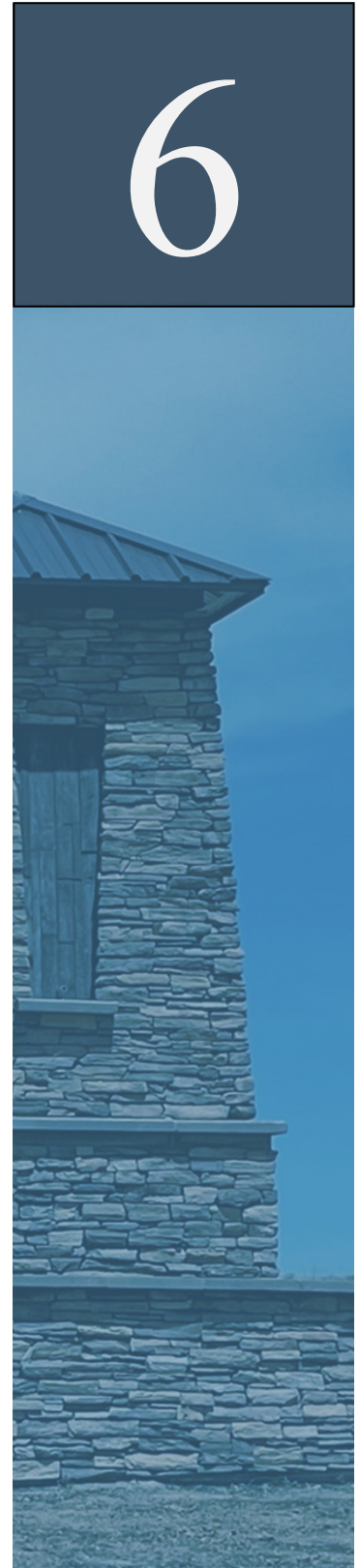


FORM B – MP NARRATIVE



Form B: MP Narrative

Amend 3:

Revised narrative language for increased density in PA8-9,70, unit count changes, AAC addition, adjustment language, design standards and criteria for remaining areas in R-2 ; AAC examples

1. General Description of the MP

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

In 2008 a 2,500 Ac. Master Plan (MP), formerly Framework Development Plan (FDP), for Green Valley Ranch was approved. This MP included a variety of uses including residential, commercial, mixed use and a variety of parks and open space throughout. The MP was then amended for 588 acres west of E-470 known as Amendment 1 and received approval in 2018. Amendment 1 modified planning areas and open space for the 588-acre area, however, there were no other changes made to the MP.

The MP was then amended a second time to modify the 301 acres North and east of 52nd Ave and include it with the area established as part of Amendment 1. Included in the second Amendment were revisions to land uses for the 301 acres north and east of 52nd Avenue, updates to land use maps to better align with current site plans, and a boundary change to remove the area east of E-470 from the MP due to E-470 purchasing a portion of the property. The amendment also includes the addition of Urban Design and Landscape and Architectural Standards for Commercial/Retail uses. Amendments to the Zoning and Comprehensive Plan were also made for the additional 301 acres north of 52nd Avenue.

With the third Amendment to the Green Valley Ranch Master Plan, we are proposing to increase the number of small lots permitted in the MP as well as increase density in Planning Areas 8, 9 and 70. 6.7 acres of Administrative Activity Center on the northeast corner of Tibet Road and 38th Ave. will also be incorporated into Planning Area 8 to bring much needed neighborhood commercial to the area. While the density for the original Planning Areas 8, 9 and 70 is increasing, the overall density of the MP has been reduced for the same area from the approved 2600 DU's in Amendment 1 to 2515 DU's in Amendment 3 due to increased open space dedications, commercial space and various density reductions during development of the Master Plan.

2. Defining Character of the MP

Describe how your proposed MP will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

Green Valley Ranch MP will be a unified community following the "Colorado" theme. This theme reflects the beauty of the Colorado foothills landscape and will have a more rustic character. Predominant architectural styles will include Classic, Contemporary, Homestead, and Victorian with materials complementing the surrounding area.

The architecture is not defined by neighborhood, but rather by a mix of product types. The residential areas throughout the development consist of a variety of housing types: single-family detached homes, motorcourts with single-family detached, front loaded single-family attached duplex homes, and may include Single-Family Attached and multifamily homes within the mixed-use planning areas. These varying styles create diverse neighborhoods in both style and affordability. The primary landscape theme consists of large sweeping native areas that use landforms and native plantings indicative of the Colorado foothills. Large planting beds located along streets and trails will be made up of masses of grasses, shrubs, and trees to provide both seasonal interest and views into and out of the site. Landforms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents to enjoy.

The commercial planning areas included with Amendment 2 include a variety of land uses including office, institutional and retail. Additional commercial area is planned for in Amendment 3 identified in the MP as Administrative Activity Center (AAC) at the northeast corner of 38th Ave and Tibet Road. This area remains R-2 Zoning with an AAC overlay designed to follow the standards set forth in Mixed Use Corridor (MU-C) zoning district. The purpose of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The proposed AAC area is located where pedestrians, bicyclists, public transportation, and automobiles can easily access the site.

3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

The Green Valley Ranch MP is located within existing R-2, MU-A and MU-R zone districts. R-2 is located from 54th Avenue to 38th Avenue to the south, and from Tibet Road to E470 to the east. The 6.7 acre Administrative Activity Center (AAC) overlay at the northeast corner of 38th and Tibet Road is the only proposed zoning change to this master plan.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so what are they and how you propose to resolve them?

The Original Annexation Agreements include the following park and school dedication requirements:

Public Land Dedication - 6% of the area zoned for residential uses to be used for

open space, and 2% of the area zoned for non-residential uses to be used for municipal purposes including fire facilities. School site dedications- up to 4% of the area zoned for residential uses. The following dedications were provided in Amendment 1:

Public Facilities

2% of non-residential acreage ($149.7 \times 2\% = 3.0$ Ac)

- Land dedicated to city for future fire station along 48th Ave.

Schools

P-8 School:

614 Elementary School Students (.0175 acres/child) = 10.75 ac

289 Middle School Students (.025 acres/child) = 7.23 ac

Subtotal: 17.98 ac

- Amendment 1 included an 18.0 Ac school site
- Additional School dedication requirements will be met for all residential uses once future site plans exceed the original dedications.

High School:

361 High School Students (.032 acres/child) = 11.565 ac

Total Acres Required = 29.55 ac

6% of residential acreage ($564 \text{ Ac} \times 6\% = 34 \text{ Ac}$)

Open Space: Green Valley Ranch Master Plan:

Neighborhood Park: (3 AC. Per 1000 Residents)

Required: 31.5 acres

Provided: 31.5 acres

Community Park: (1.1 AC. Per 1000 Residents)

Required: 11.55 acres

Provided:

6.6 acre cash-in-lieu payment made as part of Amendment 1.

4.7 acre cash-in-lieu payment made as part of Amendment 2.

0.3 acre payment to be made by first residential plat of either PA 8,9,70.

Open Space: (7.8 AC. Per 1000 Residents)

Required: 81.9 acres

Provided: 95.9 acres

5. Adjustments

Does your current design require any ordinance waivers in order to be approved? If so, list each proposed waiver, and answer the following questions for each:

- What are the specific site-related characteristics of your site that have led to the waiver request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)*
- What design alternatives have you considered to avoid the waiver? Why weren't these alternatives chosen?*
- What measures have been taken to reduce the severity or extent of the proposed waiver?*
- What compensating increases in design standards have you proposed to mitigate the waiver's impact?*

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 and B 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 below lot summary 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 and 70 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, 70	700	616	88%
PA 45-46	526	400	76%
TOTAL	3006	1964	65%

Design criteria for Planning Areas 8-9, 45-46 and 70:

1. A pocket park within Planning Area 8 and 70 shall be a minimum ½ acre in size and include a trail connection across Tributary T to the neighborhood park. It must also include 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 active play elements such as a tot-lot, soccer field or similar.
3. No lot shall be more than 1,000 feet walking distance from a park or common open space.
4. Neighborhood parks within these remaining Planning Areas shall have a minimum street frontage of 800 feet with a 200-foot minimum dimension of usable space. Cul-de-sac, or dead-end street frontage will not count towards the minimum 800-foot street frontage requirement.
5. 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.
6. Maximum block width shall not exceed 240 feet as bounded by two (2) streets.
7. A minimum of four (4) housing types shall be provided for the combined Planning Areas with a minimum of three (3) in PA8-9 and PA45-46. 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.

8. 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.
9. The maximum continuous frontage of any housing type along an arterial shall be 1,000 feet.
10. Each housing type shall comprise a minimum of 10% of the total number of homes within the combined PA 8-8, 45-46 and 70 to meet the diversity criteria.
11. 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.
12. Trail connections from PA-9 to Tributary T shall be provided every 700 feet.
13. A minimum of two (2) connections from PA9 to the E470 trail shall be provided.
14. Rear and side yard fences directly adjacent to local streets shall be a maximum of five (5) feet in height.
15. 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.
16. 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.

6. Required City Facilities

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

- As part of this Master Plan, the developer will be responsible for the construction of and/or funding of the roads and services prior to dedication to the City of Aurora. The City of Aurora will provide sewer and water services, police, fire, and library services. The City will also provide maintenance for public parks and public streets following dedication to the City. See Public Improvements Phasing Plan, Form J and the Development Agreement.

- A summary of the proposed water and sewer service strategy is contained in Form A. For additional detail, please refer to the Master Utility Plan and the Development Agreement.
- Picadilly Road, 56th Avenue and 48th Avenue are planned as six-lane Principal Arterials. 38th Avenue is planned as a four-lane Minor Arterial. 52nd Avenue, Tibet Road from 38th Ave to 48th Ave, and 38th Avenue are planned as three-lane collectors. 42nd Avenue is planned as a two-lane collector. Tibet Road from 48th Ave to 56th Ave is planned as a four-lane Minor Arterial. The arterials will require improvements based on City standards with development phasing. See Public Improvements Phasing Plan and the Development Agreement.

7. Vehicular Circulation

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross-sections match adjacent cross-sections? If not, explain why.

- West of Picadilly, all roadways are within the City and County of Denver. The east half of Picadilly road and all roads to the east are within Aurora. Principal and Minor Arterials align to connect with the arterials to the north, south, east, and west. To the east, 48th Ave is aligned to connect with 48th Ave. in the approved Windler MP. Collectors in Aurora are spaced at half-mile intervals, but to the west in Denver, collectors are not spaced at the same interval. Due to the differences, the road alignments have been aligned to match existing roads within Denver.

- As part of Amendment 3, Ukraine Street along 38th Avenue has been shifted to the east to accommodate a future signal as part of the AAC land use. This helps alleviate any traffic issues that come about from AAC and increased residential density in the area.

See Street Cross Sections on Tab 10.14-10.15.

8. Pedestrian Circulation

Do off-street trails on your site connect with those on adjacent properties? Do your cross sections match adjacent cross sections? If not, explain why.

- Off-street trails within Green Valley Ranch MP are aligned to connect with trails to the west in Green Valley Ranch Denver, including the one along the First Creek Drainage and along Tributary T near 48th Avenue. A community trail from the PA-16 open space will cross 52nd Ave using an at-grade crossing and extend north into PA-62 and the proposed active adult community. This will link the parks and amenities being provided to this community.

- Trail sections in Green Valley Ranch MP will be constructed to the City of Aurora standards and shall be constructed of concrete in the more urban areas of the community, and in the more natural areas, other materials, such as decomposed granite, may be proposed at the time of Site Plan review. Trails along drainage channels will be constructed according to maintenance road / trail standards of the Urban Drainage and Flood Control District and the P&OSD standards and will be a minimum of 10 feet wide. These trails shall both act as pedestrian trails and maintenance trails. Regional trails outside of the drainage ways will be ten (10) feet wide and community trails shall have a minimum width of eight (8) feet. Refer to the Open Space Plan for regional and community trail locations. Six (6) foot wide minimum neighborhood trails will also be incorporated into the trail network. These trail locations will be determined at Site Plan.

- Planning Areas 8, 9, 45, 46 and 70 have park space 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.

9. Protection of Natural Features, Resources and Sensitive Areas.

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

- Water features, such as floodplains, streams, and arroyos.*
- Open space is planned along the drainage corridors. This open space becomes part of the open space/trail network that crosses the site linking neighborhoods to parks, schools, and activity centers.
- Adjacent parks and public open space*
 - There are three (3) neighborhood parks within close proximity to the Open Space Corridor. This corridor begins south off-site from 38th Avenue and E-470 extending diagonally, towards 48th Avenue and Picadilly Road, within Green Valley Ranch. Two other neighborhood parks are along open space corridors in the active adult community and connect up to this main Tributary T open space.
 - As part of Amendment 3, the PA-39 Neighborhood Park was shifted closer to the open space corridor for both connectivity and access for residents in PA8 ,PA9 and PA70. An additional 1.0 Ac Pocket Park is also being added as part of Amendment 3 to better serve residents.
- Historic or archeological sites*

- A review of the records of The Colorado Historical Society Office of Archaeology and Historic Preservation "Inventory of Cultural Resources" identified a number of items inventoried on the site, but none were found have significant historic or archaeological value.
- The majority of these sites occur within the site's drainage areas, which will be enhanced as open space/trail corridors.
- *Significant views of the Front Range and views from public parks and I-70 and E- 470 and other collector and arterial streets*
- Views from public parks and other collector streets west will be protected at strategic points within the development. The use of topography and vegetation will frame scenic vistas.
- *Riparian wildlife habitat*
- There are no true riparian zones along the drainage. There is no flowing water or springs along the drainage, and no channels have developed.
- Tributary T just east of Picadilly Road in Section 24 has one old mature cottonwood along the drainage corridors. This is also not a true riparian zone since there is no flowing water except after a storm, and there is no definite channel. The understory is an overgrazed pasture with no brushes or willow.
- *The approximate topographic form of major ridgelines and swales*
- There are no major ridgelines or swales. The drainages will be enhanced as a part of the planned community's open space/trail network.
- *Natural or geologic hazard areas, including unstable slopes and expansive soils*
- No geologic hazard areas or expansive soils have been identified on the site.
- *Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.*
- Slopes over 6% are primarily found in the drainage areas that will be preserved/ enhanced as open space. There are no bluffs, ridges, or rock outcroppings. There are a few mature trees in and around the drainage areas that will be preserved to the extent possible within the open space areas.

10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas?

- The Amendment 3 proposed standards will 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 move-up and executive housing.
- 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, and close proximity to park space and neighborhood-serving retail are key components to fostering a high-value, vibrant neighborhood with increased density.
- 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 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.

11. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

- Slopes over 6% are primarily located in the drainage areas that are enhanced as open space.

12. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

- A number of meetings have been held between representatives of the applicant and the Aurora Public Schools to reach agreement on servicing the Green Valley Ranch Master Plan.



EXHIBIT A - AAC RETAIL EXAMPLE

March 14, 2025

GVR MP AMENDMENT

AURORA, CO



Scale: 1"=200'





EXHIBIT B - AAC RETAIL EXAMPLE

March 14, 2025

GVR MP AMENDMENT

AURORA, CO



Scale: 1"=200'

