

DEVELOPMENT APPLICATION

- Letter of Introduction
- Project Team



July 21, 2023

Debbie Bickmire
City of Aurora
Planning and Development Services Dept
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Green Valley Ranch Master Plan Amendment 2

Dear Ms. Bickmire,

On behalf of Oakwood Homes, we are pleased to submit our proposed Second Amendment to the Green Valley Ranch Master Plan (MP), Comprehensive Plan Amendment and Rezone for the City of Aurora's review.

The Green Valley Ranch MP (formerly Framework Development Plan) was approved in November of 2008 for 2,500 acres. The MP was amended in 2018 to modify the land uses and open space on 588 acres located west of E-470 (Amendment 1) Amendment 2 proposes modified planning areas and open space on the 301 acres located between Picadilly Road and E-470; and 56th Avenue and 52 Avenue. With this amendment, we are also revising the overall MP area to remove all of the Planning Areas located east of E-470. This Second Amendment revises the total MP area from approximately 2,500 acres to 884.1 acres.

The primary intent of this amendment is to modify land uses within the 301 acres located between 52nd avenue and 56th avenue, as well as, revise previous land use areas to better align with current site plans. The Urban Design, Landscape, and Architectural Standards have also been updated to include standards for commercial, retail and mix use development.

This amendment includes modifications to the following:

- Existing Conditions
- Land Use, Open Space, Circulation and Neighborhood Plans
- Revisions to Amendment 1 area to reflect current conditions
- Urban Design and Landscape Standards for Commercial/Retail/Mixed Use
- Public Art
- Commercial/Retail/Mixed Use & Multifamily Architectural standards
- Public Improvements Plan
- Master Drainage Report
- Master Utility Report
- Master Transportation Study

The Landscape, Architecture and Urban Design Standards for residential are not changing within this Amendment. The approved standards will apply.

Green Valley Ranch Master Plan Vision

Green Valley Ranch is envisioned as a comprehensive planned community integrated with places to live, learn and play. It is bounded by 56th Avenue and 38th Avenue to the north and south, and Picadilly Road and E-470 to the west and east respectively. The total site area of the proposed amendment encompasses approximately 884 acres. It will include an interconnected series of neighborhoods served by nearby Neighborhood Activity Centers, parks, open space, trails and a school.

Further amenities to the City will include approximately 31.2 acres of neighborhood parks, and over 82.7 acres of dedicated open space, greenbelts, and trails. The site identifies one Pre Kindergarten - 8th grade school, and one fire station site on a 5.8 acre site owned by the City of Aurora.

We are excited about the opportunity to continue work in this rapidly changing E-470 Corridor. It is our intent to provide the framework to expand upon the successful Green Valley Ranch master-planned community and create long lasting value, which is an important component in implementing the City of Aurora's future for this area.

Thank you for your assistance in processing and reviewing this application. We trust that you will find this application complete in its response to your previous comments. Please contact us at your earliest convenience if you have any questions or need additional information regarding this submittal. We look forward to your review of the enclosed materials.

Sincerely,

Layla Rosales

PROJECT TEAM

APPLICANT

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LANDSCAPE ARCHITECTURE

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