



October 17, 2023

Green Valley Master Plan – Comprehensive Plan Amendment and Zoning Map Amendment Request

On behalf of Clayton Properties Group II, Inc., 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 between 38th Avenue and 52nd Avenue west of E-470 (Amendment 1). Amendment 2 proposes modified planning areas on the 301 acres located between Picadilly Road and E-470; and 56th Avenue and 52 Avenue. This Amendment revises the total MP area from approximately 2,500 acres to 884.1 acres.

The Green Valley Ranch MP is located between Picadilly Road to the west, and E-470 to the east and between 38th Ave to the south, and 56th Ave to the north. The Comprehensive Plan designates the area between 38th Ave. and 52nd Ave. as Emerging Neighborhood placetype, and City Corridor placetype between 52nd Ave. and 56th Ave. The site is bordered by City Corridor placetype to the north of 56th Ave, Industry Hub placetype south of 38th Ave., City Corridor to the east across E-470, and City and County of Denver to the west. See Exhibit A for existing placetypes.

The applicant is requesting to amend the Comprehensive Plan to re-designate 78.8 acres from City Corridor to Emerging Neighborhood. The area is bounded by Picadilly Road along the west, Tibet Road along the east, 52nd Ave to the south, and 54th Ave to the north. This amendment is proposed to better align with the proposed uses that will have an emphasis on residential. Our intent is to extend the active adult community to the north while maintaining the City Corridor placetype along the 56th Ave. corridor for commercial development that will support both nearby residential communities and mixed-use areas. An open space corridor will act as a link between the active adult communities while also including a neighborhood park. The City Corridor placetype will include a wide range of uses, including commercial, retail, office, institutional, and multifamily residential consistent with that zoning. See Exhibit B for proposed placetypes.

The proposed comprehensive plan amendment stays consistent with intent of the existing placetypes by maintaining City Corridor along 56th Ave., a major arterial, and E-470. The extension of Emerging Neighborhood north of 52nd Ave. is compatible with the existing Active Adult neighborhood south of 52nd Ave as well as the single-family residential neighborhoods to the west in the City and County of Denver.

Green Valley Master Plan – Rezone Request

We are also requesting to rezone two parcels located between Picadilly Rd. and E470, and north of 52nd Ave to 56th Ave.

We are requesting to modify 78.8 Ac. located from Picadilly Road to Tibet Road and 52nd Ave to 56th Ave, from Mixed-Use Airport (MU-A) to Medium Density Residential (R-2) zone district. This will allow for the expansion of the active adult neighborhood to meet market demand. See Exhibit D for proposed zoning.

We are also requesting to amend the zoning for 28.3 acres from Mixed Use Regional (MU-R) to Mixed Use Airport (MU-A). This area is located east of Tibet Road to the CIG easement, between 52nd Ave and 55th Ave. We are requesting to change this to MU-A zone district to allow for single family detached homes east of Tibet Road. This would allow for a more diverse residential neighborhood who will ultimately be the main users of the surrounding mixed-use area.

The site is bordered by MU-A (Mixed Use-Airport) to the north, R-2 (Medium Density Residential) to the south, and MU-R (Mixed Use-Regional) to the east (of E-470). See Exhibit C for existing zoning.

We believe the proposed zoning is compatible with the surrounding zoning districts by maintaining MU-R and MU-A along 56th and E-470 for regional commercial, retail and service uses. Residential single-family and multi-family uses are permitted as part of the overall mix of uses in the MU-A zoning district. The extension of R-2 north of 52nd Ave. is compatible with the existing residential uses to the south as well as the single-family residential neighborhoods to the west in Denver. 52nd Ave will be classified as a collector street that connects Picadilly Road to Tibet Road which will enhance connectivity thru the site.

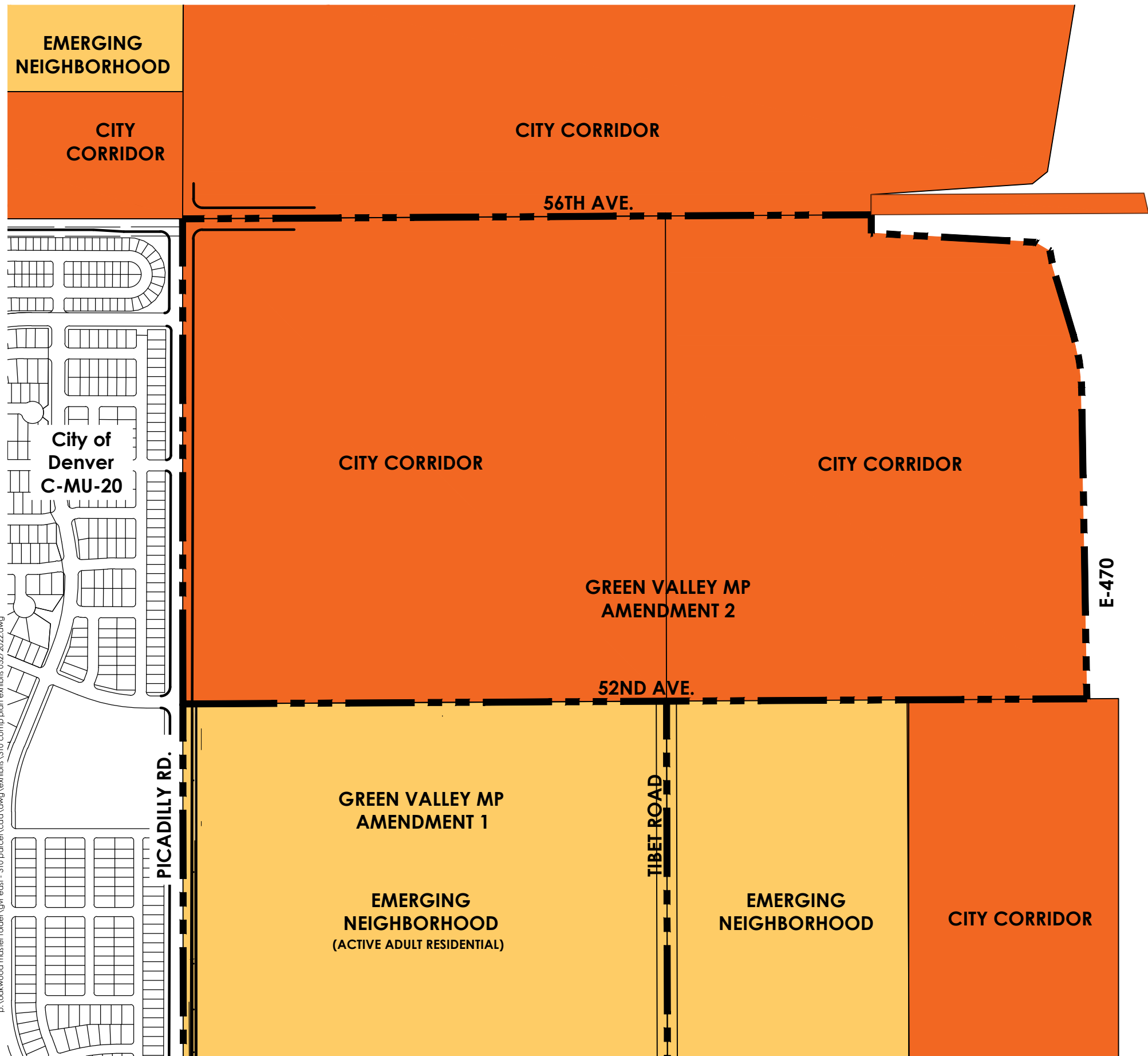
Conformance with Rezone Criteria:

- i. *The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or*
 - There is no error
- ii. *The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:*
 - More demand for residential development and less demand for commercial and office space. This rezone request is in response to the changing demands within the region.
- a. *The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);*
 - The proposed rezone keeps with the Comprehensive Plan City Corridor Placetype by maintaining the MU-R and MU-A along 56th and E-470 which will promote regional commercial, retail and service uses. Residential single-family and multi-family uses are permitted as part of the overall mix of uses in the MU-A zoning district. Proposed residential uses in MU-A and R-2 will be located outside of the commercial corridor. The

extension of R-2 to the north is compatible with the existing Active Adult residential south of 52nd Ave as well as the single-family residential neighborhoods to the west in Denver. This extension of R-2 is accompanied by a concurrent Comprehensive Plan amendment which extends Emerging Neighborhood Placetype north.

- b. *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and*
 - The property is currently vacant and the surrounding property has not been developed, therefore, there should be little to no effect on surrounding development.
- c. *The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*
 - The property in question is currently vacant and no dislocation of tenants or occupants will occur.

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.

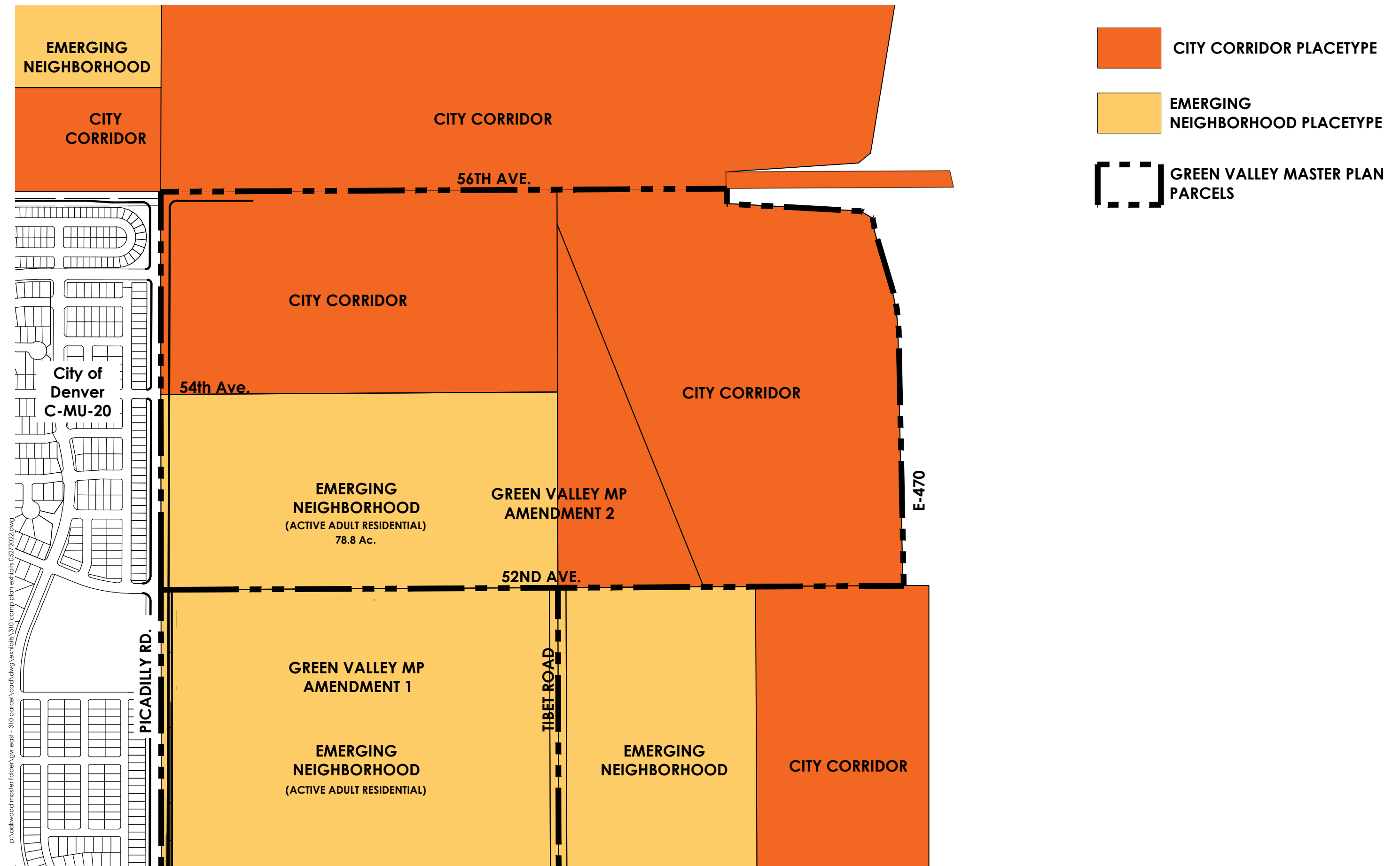


- CITY CORRIDOR PLACETYPE
- EMERGING NEIGHBORHOOD PLACETYPE
- GREEN VALLEY MASTER PLAN PARCELS

Green Valley Master Plan

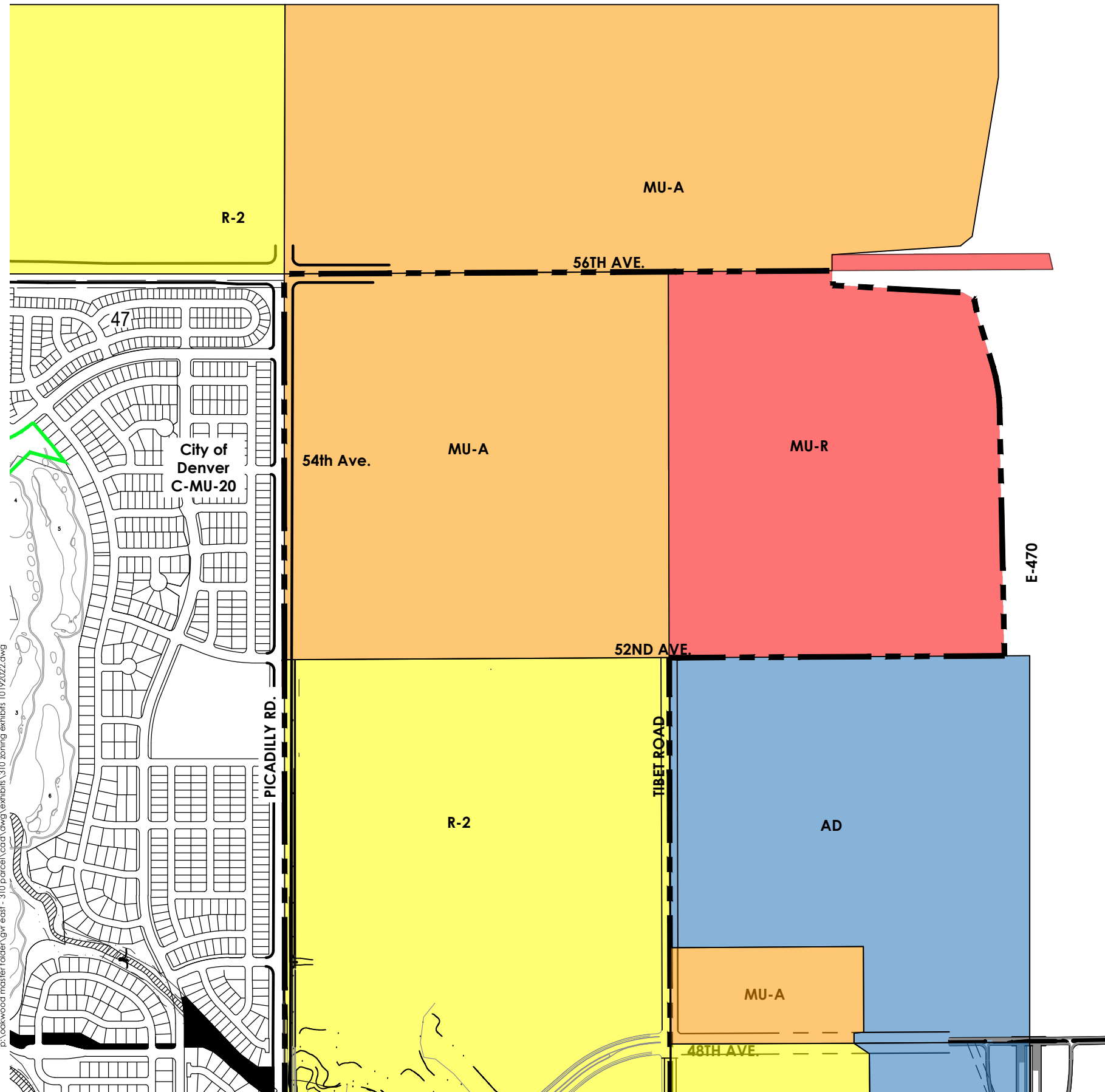
EXHIBIT A: EXISTING COMPREHENSIVE PLAN PLACETYPE DESIGNATIONS










Green Valley Master Plan

EXHIBIT B: PROPOSED COMPREHENSIVE PLAN PLACETYPE DESIGNATION

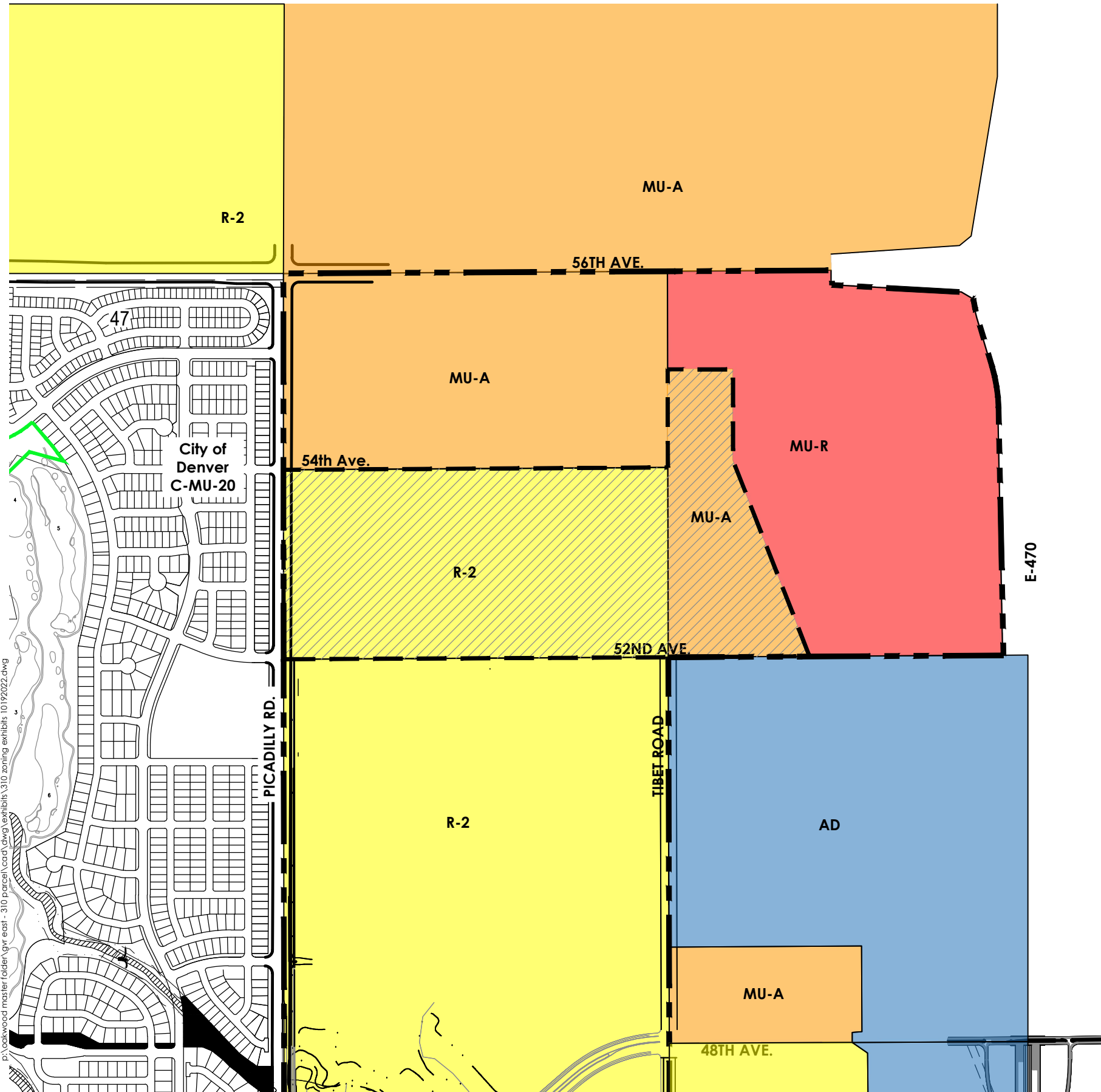


-  R-2 (MEDIUM-DENSITY RESIDENTIAL)
-  MU-A (MIXED-USE AIRPORT)
-  MU-R (MIXED-USE REGIONAL ACTIVITY CENTER)
-  AD (AIRPORT DISTRICT)
-  GREEN VALLEY MASTER PLAN REZONE PARCELS

Green Valley Master Plan

EXHIBIT C: EXISTING ZONING DESIGNATION





- R-2 (MEDIUM-DENSITY RESIDENTIAL)
- MU-A (MIXED-USE AIRPORT)
- MU-R (MIXED-USE REGIONAL ACTIVITY CENTER)
- AD (AIRPORT DISTRICT)
- GREEN VALLEY MASTER PLAN REZONE PARCELS

Rezone Parcels	Acres	Zone District(s)
Green Valley Amendment 2 (SE 1/4)	28.3	MU-A
Green Valley Amendment 2 (SW 1/4)	78.8	R-2
Total	107.1	

Green Valley Master Plan

EXHIBIT D: PROPOSED ZONING DESIGNATION

EXHIBIT A

ZONING MAP AMENDMENT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, **TO BE DESIGNATED AS R-2**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, WHENCE THE EAST LINE OF SAID NORTHWEST QUARTER BEARS NORTH 00°07'57" WEST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°40'33" WEST, A DISTANCE OF 2,639.49 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE DEPARTING SAID SOUTH LINE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°01'58" WEST, A DISTANCE OF 1,299.62 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°39'00" EAST, A DISTANCE OF 2,637.23 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°07'57" EAST, A DISTANCE OF 1,300.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 78.751 ACRES, (3,430,398 SQUARE FEET), MORE OR LESS.

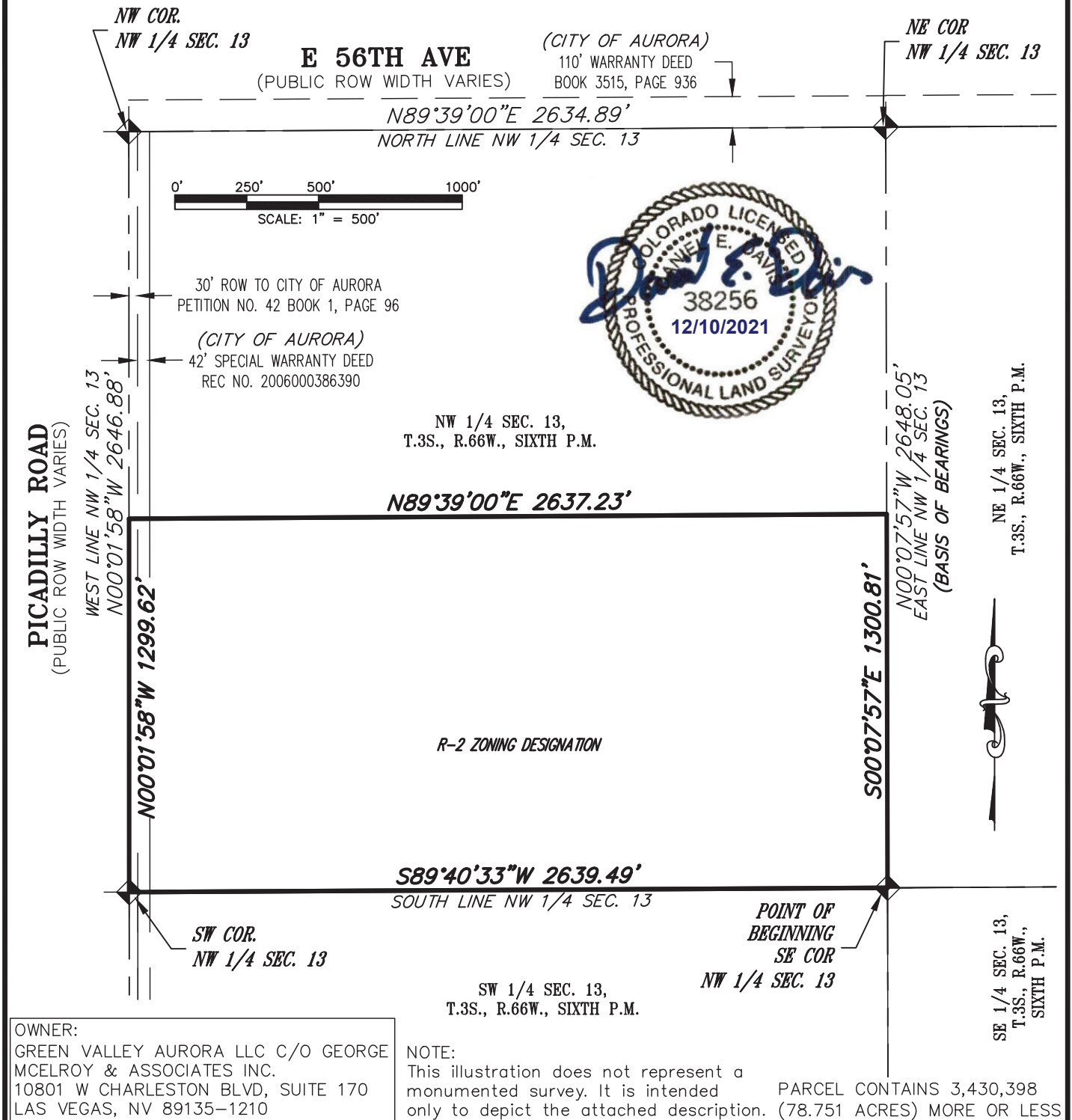
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A
SHEET 2 OF 2



CITY OF AURORA, COLORADO

A ZONING MAP AMENDMENT
BEING A PART OF THE NW 1/4 OF SEC. 13
T.3S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF ADAMS
STATE OF COLORADO

DRAWN BY: DED	SCALE: 1"=500'	R-O-W FILE NO.
CHECKED BY: JRW	DATE: 12/3/2021	JOB NO. 19319-28

EXHIBIT B

ZONING MAP AMENDMENT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, **TO BE DESIGNATED AS MU-(A)**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, WHENCE THE WEST LINE OF SAID NORTHEAST QUARTER BEARS NORTH 00°07'57" WEST, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00°07'57" WEST, A DISTANCE OF 1,974.19 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'35" EAST, A DISTANCE OF 448.48 FEET;

THENCE SOUTH 00°00'11" EAST, A DISTANCE OF 624.34 FEET;

THENCE SOUTH 21°19'41" EAST, A DISTANCE OF 626.80 FEET;

THENCE SOUTH 21°20'00" EAST, A DISTANCE OF 815.62 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°40'22" WEST, A DISTANCE OF 968.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 28.316 ACRES, (1,233,463 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

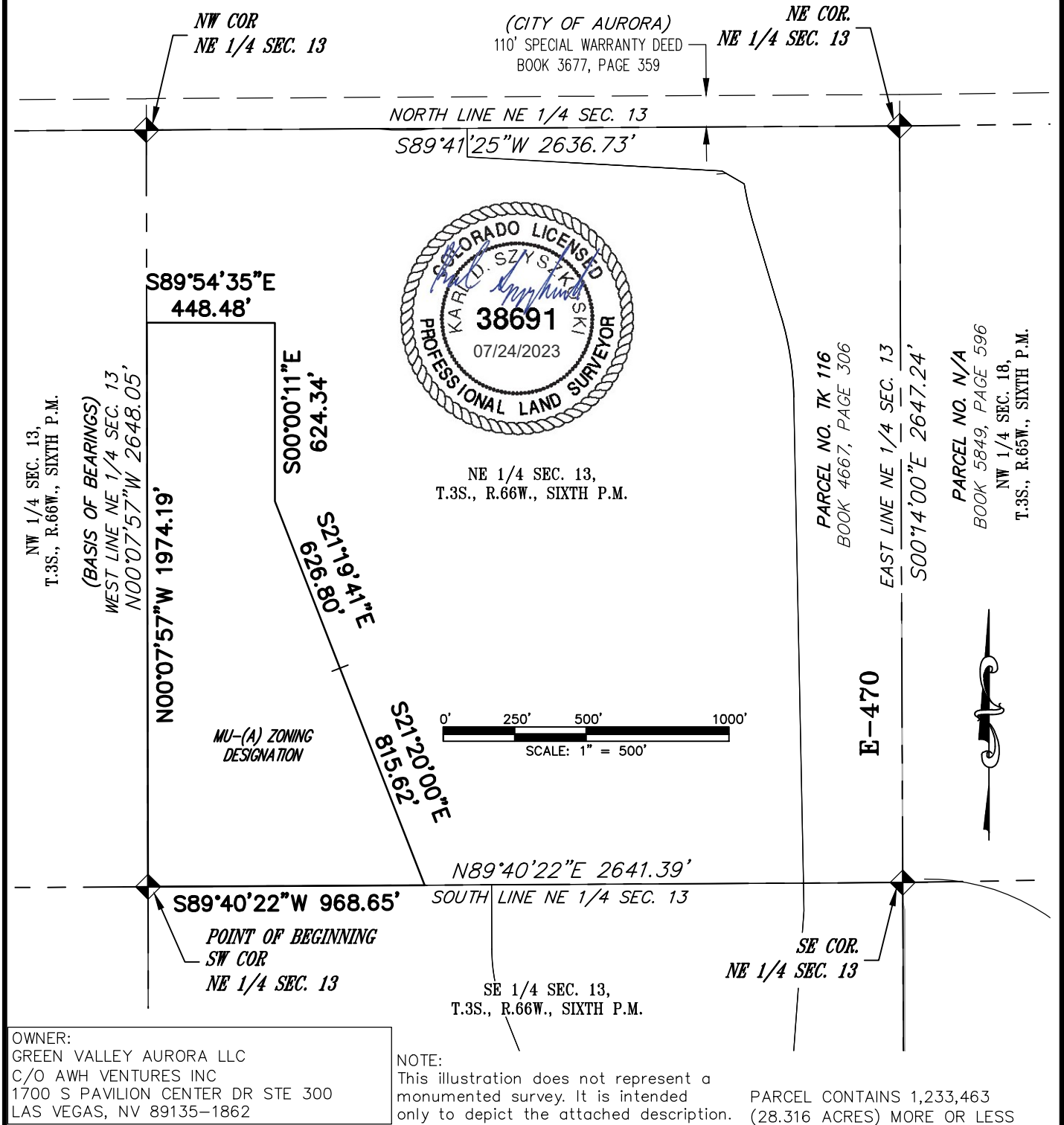
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

KARL SZYSZKOSKI, PLS 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122



ILLUSTRATION FOR EXHIBIT B

SHEET 2 OF 2



CITY OF AURORA, COLORADO

A ZONING MAP AMENDMENT
BEING A PART OF THE NE 1/4 OF SEC. 13
T.3S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF ADAMS
STATE OF COLORADO

DRAWN BY: KDS	SCALE: 1"=500'	R-O-W FILE NO.
CHECKED BY: DED	DATE: 07/24/2023	JOB NO. 19319-28