



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 18, 2025

Jerry Richmond
Integrity Land Ventures, LLC
7200 S. Alton Way
Centennial, CO 80112

Re: Third Submission Review: Overland Ranch Neighborhood Park – Porchview Park Site Plan
Application Number: DA-1692-08
Case Number: 2024-4029-00

Dear Jerry Richmond:

Thank you for your third submission, which we started to process on March 28, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several minor issues remain, you will need to make a technical submission after your administrative decision. Please revise your previous work and send us a new submission after your administrative decision date of May 7th.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The Administrative Decision date is set for May 7, 2025. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner II
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design
Justin Andrews, ODA
Filed: K:\\$DA\1692-08rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Public Art needs to be proposed prior to the recordation of this site plan [Planning and Public Art]
- Cast-in-place steps are permitted in the easement, but not a staircase with footings or foundations. [Civil Engineering]
- Please provide detailed information about the intended artwork. Proposed wind harps that have been discussed are neither one of a kind works or signed limited edition items. Therefore, they do not meet the public art requirement. [Public Art]
- All departments requiring a license, easement dedications or releases need to be started. [Easements]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There have not been any community comments or concerns received on this review cycle.

2. Planning Comments

- 2A. Public art plans for Overland Ranch have yet to be proposed. It is understood that the applicant is working with Roberta Bloom for Public Art locations and designs. If these items are not decided prior to your administrative decision date, a condition of approval that these items be finalized prior to mylar recordation will be included in the administrative decision.
- 2B. Advisory comment: The plat for this site is under review through DA-1692-06, Overland Ranch Phase 2 Residential. The plat will need to be recorded prior to or concurrently with this site plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

[Site Plan Page 1]

- 3A. This site plan won't be approved until the overall site plan is approved (Overland Ranch Filing No 2). Please add the RSN of the overall site in the written comments.

[Site Plan Page 5]

- 3B. Reduce the identified slope on the southern edge of the park to 4:1 slope or add a retaining wall outside of the easement.
- 3C. Please clarify if the southern exit from the pickleball/tennis courts are a staircase or steps.
- 3D. Cast-in-place are permitted in the easement, but not staircase with footings or foundations.

4. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in orange)

[Site Plan Page 7]

- 4A. Add the provided RRFD details on Sheet 7.

5. Aurora Water (Iman Ghazali / 303.739.7300 / ighazali@auroragov.org / Comments in red)

- 5A. There were no more Aurora Water comments on this review.

6. Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org / Comments in email format)

- 6A. Although the public art plan does not indicate public art in this location, public art was not included in the Community Center and Park site as was shown on the master plan. Please provide detailed information about the intended artwork.
- 6B. Proposed wind harps that have been discussed are neither one of a kind works or signed limited edition items. Therefore, they do not meet the public art requirement. You could, however, inquire if the artist would be willing to work with you on designing and creating unique series of wind harps to be installed in your development. Provide him with the budget information so he understands the parameters.



7. Easements (Grace Gray / 303.739. 7277 / ggray@auroragov.org / Comments in black)

- 7A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.