



February 14, 2025

City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Third Submission Review - Overland Ranch Phase 2 Residential – Site Plan and Plat
Application Number: DA-1692-04
Case Number: 2024-4019-00, 2024-2043-00

Dear Erik Gates,

Thank you for taking the time to discuss our plans for the Overland Ranch Phase 2 Residential Site Plan and Plat application. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided December 30, 2024 and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Samantha Pollmiller".

Samantha Pollmiller
Principal



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The maximum slope for property outside the ROW should be 3:1. [Civil Engineering]
Response: Noted, these lot areas have been confirmed as 3:1 max. Labels have been added on the individual lots in question lot for a secondary verification. Note the areas within single family lots will have final grades per area grading with final construction documents.
- There should be a roadway narrowing at the mid-block crosswalk adjacent to Porchview Park for a safer crossing for pedestrians to/from the park. [Traffic Engineering]
Response: A median narrowing was added with pedestrian refuge. This was also reviewed with no comments on our latest Porchview Park submittal.
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. Please see the comments throughout the Utility Conformance Letter. [Aurora Water]
Response: Separate conformance letter comments revised, and responses provided.
- Please add a column to the tracking table indicating the amenities provided in each area seeking open space dedication credit. Credited open space areas must include an amenity according to PROS standards. [PROS]
Response: Column added to Tract Dedication table to list programmatic elements.
- According to the approved public art plan, there are two potential public art sites included within the area defined by this site plan. If these two sites are no longer be considered as potential sites for public art that must be stated, the reasons for that decision must be articulated, and plans for implementing public art within Overland Park must be outlined. [Public Art]
Response: Per meeting with Roberta Bloom on February 13, 2025, the Applicant will continue to coordinate with the City regarding public art location and type. Future site plans to show public art location and type, as well as timing related to construction.
- There are numerous labeling and minor corrections throughout the site plan and plat. Please see these documents for the full redlines. [Land Development Review]
Response: Separate document redlines revised, and responses provided.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
 - a. There were no additional community comments on this review cycle.
Response: Thank you for your review.
2. Completeness and Clarity of the Application (Erik Gates / 303.739.7132 / egates@auroragov.org / Comments in teal)
 - a. There were no more completeness or clarity comments on this review.
Response: Thank you for your review.
3. Zoning and Land Use Comments (Comments in teal)
 - a. There were no zoning or land use comments on this review.
Response: Thank you for your review.
4. Pedestrian and Connectivity Comments (Comments in teal)
[Site Plan Pages 7 & 11]
 - a. Advisory: Be sure any changes made to the crossings surrounding Porchview Park are shown identically on both this set and the DA-1692-08 plan set.
Response: Comment noted. Plan sets between filings align.
5. Parking Comments (Comments in teal)
 - a. There were no parking comments on this review.



Response: Thank you for your review.

6. Architectural and Urban Design Comments (Comments in teal)
 - a. There were no more architectural or urban design comments on this review.
Response: Thank you for your review.
7. Signage Comments (Comments in teal)
 - a. There were no more signage comments on this review.
Response: Thank you for your review.
8. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)
 - a. There were no more landscaping comments on this review.
Response: Thank you for your review.
9. Planning Transportation (Tom Worker-Braddock / 303.739.7493 / tworker@auroragov.org / Comments in light blue)
 - a. There were no more comments from Public Transportation on this review.
Response: Thank you for your review.