



Planning Division
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January 16, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on January 15, 2025, the following application was approved with three conditions:

Applicant:	Jerry Richmond, Integrity Land Ventures, LLC
Application Name:	Overland Ranch Phase 2 Residential – Site Plan and Plat
Application Number:	DA-1692-06
General Location:	Northeast of the Corner of S Monaghan Road & E County Line Road
Call-Up Deadline:	February 10, 2025

Project Summary

The applicant, Integrity Land Ventures, LLC, is proposing a 200.23 acre site plan for 569 single-family residential units within the Trails at Overland Ranch Master Plan. The site is located approximately 2,500 ft east S Monaghan Road and is north of and adjacent to E County Line Road. To the west of this proposal is the previously approved Trails at Overland Ranch Site Plan No 1 site plan (DA-1692-04), which is also primarily residential in nature. North and east of this site is unincorporated Arapahoe County. South of this site across E County Line Road is unincorporated Elbert County. The project area is within the Low-Density Single-Family Residential (R-1) zone district, subarea C. The site is also located within the Established Neighborhood placetype of the Aurora Places Comprehensive Plan. A subdivision plat has also been submitted and reviewed as part of this application for all the lots and tracts included in the site plan.

The proposed site plan includes both standard lots and small lots as described by Section 146-4.2.3 Special Dimensional Standards within the UDO (Unified Development Ordinance). Of the standard sized lots, 246 have less than 60 ft of frontage, while 195 have greater than 60ft of street frontage. All standard lots will have driveway access from the front property line. Of the small lots, 18 will be front-loaded small lots while the remaining 110 lots will be alternate alley-loaded small, single-family homes. The site plan also features a drainage corridor and pond within Tracts A, Z, and AA. Pedestrian trails are shown within these drainage tracts and along the southern edge of the site. The site plan also includes landscaping plans for each of these areas as well as for curbside landscaping adjacent to the streets.

During the review, the timing of the construction of E County Line Road was coordinated with this site plan. As E County Line Road is a major arterial access for this site, a plan for its widening was important to have prior to the approval of this site plan. E County Line Road's improvements will be a joint effort between the developers on each side of the road, the City of Aurora, and Elbert County. As of the writing of this report, an IGA (intergovernmental agreement) for the buildout of E County Line Road has been tentatively approved by City Council at a Study Session late last year (2024) and is scheduled to be heard at a Regular Session of City Council later this month (January 2025). Additionally, as the Trails at Overland Ranch development has proposed the use of small lots, Staff and the applicant ensured that these small lots are being tracked and comply with requirements for maximum quantities of small lots and diversity of product types.

The Overland Ranch Phase 2 Residential site plan is within the Trails at Overland Ranch Master Plan. Specifically, this site plan represents most of the eastern half of this development and includes the "Star Gaze", "Prairie's Edge", and a small portion of the "Porch View" neighborhood planning areas described by the master plan. The notable



exceptions to this scope include two neighborhood parks. The designs for the neighborhood parks in Tracts R and W will be handled by separate site plan applications, though they are platted by this application. The Master Plan states that these parks must be constructed prior to the buildout of 50% of the homes within the planning areas serviced by each park.

Neighborhood Comments

Three (3) neighborhood organizations and thirty-nine (39) adjacent property owners were notified of this application. One comment was received from a nearby neighbor during the review expressing concern and objection over the proximity of new homes adjacent to S Monaghan Road and the additional traffic impacts this development will have along that road. While S Monaghan Road does not border this specific site plan, it is worth noting that an expansion of the road to four travel lanes will occur with the buildout of the Overland Ranch Site Plan No. 1 to help mitigate these potential traffic impacts. As no other comments were received, a neighborhood meeting was not held.

Adjustments

The proposed project complies with the standards of the UDO and no adjustments have been requested.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3 of the Unified Development Ordinance for the following reasons:

- The Site Plan is compliant with the standards of the UDO and compatible with the Emerging Neighborhood placetype found in the Aurora Places Comprehensive Plan;
- The Site Plan is compatible with the standards and guidelines of the Trails at Overland Ranch Master Plan; and,
- The Site Plan accounts for the timing and buildout of surrounding City and County infrastructure.

Conditions of Approval

1. Resolution of outstanding technical issues prior to the recordation of the Site Plan and issuance of any building permits.
2. County Line Road from S Monaghan Road to S Del Ray Street must be constructed prior to the development of PA-13 and PA-27, as defined in the Master Plan.
3. County Line Road from S Del Ray Street to the eastern development boundary must be constructed prior to the development of PA-9, PA-12, and PA-31, as defined in the Master Plan.

Jeannine Rustad, JD
Director of Planning & Business Development

January 15, 2025

Date

cc: Mayor Mike Coffman
Members of City Council
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney
Planning and Zoning Commission

Attachments

Vicinity Map



Planning and
Business Development

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City of Aurora, Colorado

Overland Ranch Phase 2 Residential Site Plan and Plat



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Case Number: 2024-4019-00
Development Application: #1692-06