



January 16, 2025

**City of Aurora - Planning Department**  
**Erik Gates**  
**15151 E. Alameda Parkway, 2<sup>nd</sup> Floor**  
**Aurora, Colorado 80012**

**Re: Site Plan for Overland Ranch Porchview Park (DA-1692-08)**

Dear Mr. Gates:

On behalf of the Applicant, Integrity Land Venture LLC, I am pleased to submit this Letter of Introduction for the Porchview Park at Overland Ranch.

The following team of consultants has been assembled to complete this application:

<b>Owner / Developer:</b> JEN Colorado 19 LLC 680 5 <sup>th</sup> Ave FL 25, New York, NY 10019	<b>Applicant:</b> Integrity Land Ventures LLC Jerry B. Richmond III 7200 S. Alton Way Centennial, CO 80112 720-937-8692 <a href="mailto:jerry@integritylandventures.com">jerry@integritylandventures.com</a>	<b>Planning &amp; Entitlements:</b> Norris Design Samantha Pollmiller 1101 Bannock Street Denver, CO 80204 303-892-1166 <a href="mailto:spollmiller@norris-design.com">spollmiller@norris-design.com</a>
<b>Civil Engineer:</b> JR Engineering, LLC Kurtis W. Williams 7200 S Alton Way, Ste. C400 Centennial, CO 80112 303-740-9393 <a href="mailto:kwilliams@jreengineering.com">kwilliams@jreengineering.com</a>	<b>Traffic Engineering:</b> Aldridge Transportation Engineering & Planning John Aldridge 1082 Chimney Rock Road Highlands Ranch, CO80126 303-703-9112 <a href="mailto:john@atceng.com">john@atceng.com</a>	<b>Landscape Architect:</b> Norris Design John Norris 1101 Bannock Street Denver, CO 80204 303-892-1166 <a href="mailto:jnorris@norris-design.com">jnorris@norris-design.com</a>

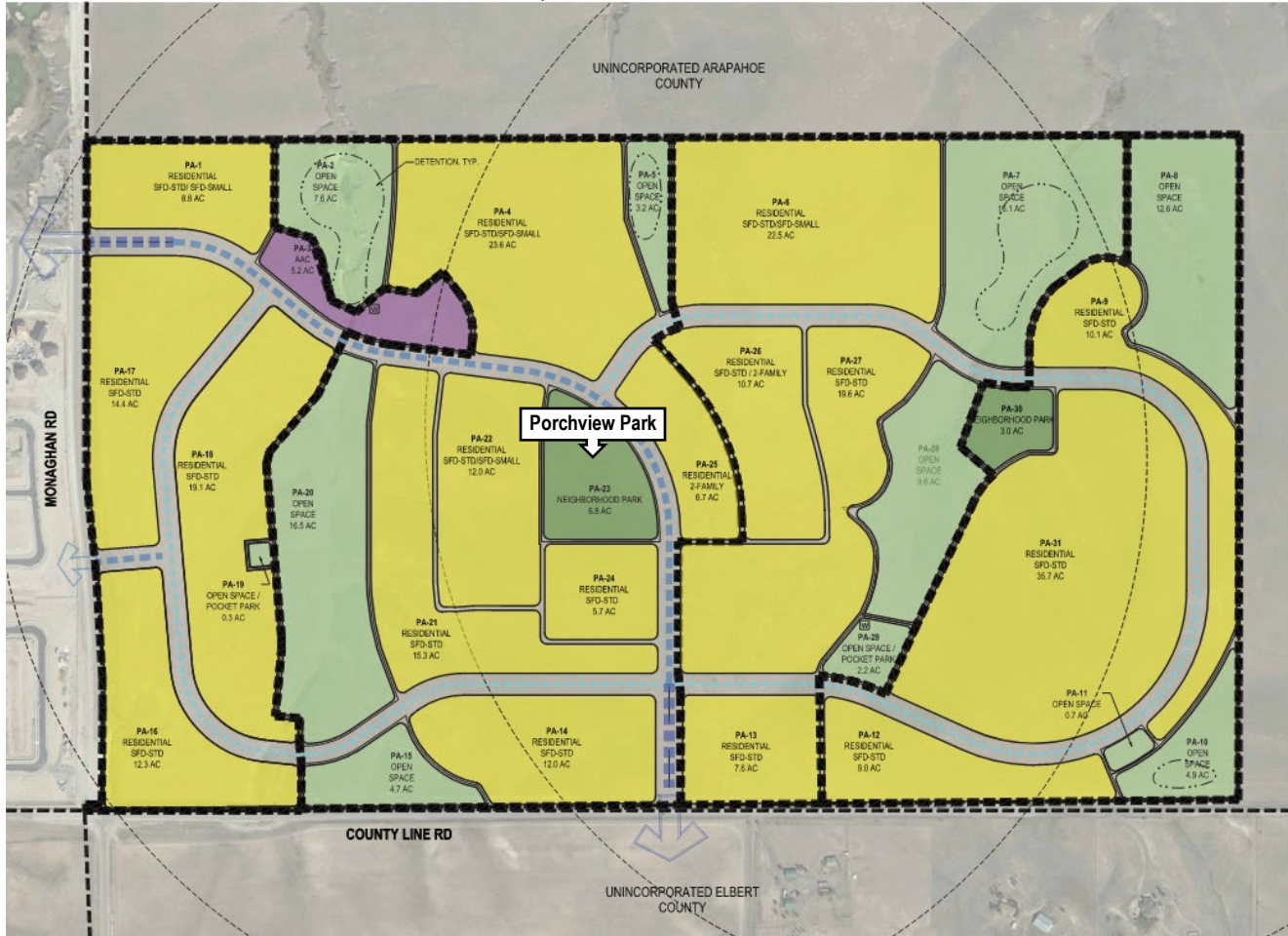
**Site Location:**

The Overland Ranch is a 360+ acre medium-density single-family residential community located east of Monaghan Road and north of County Line Road in southeast Aurora, Colorado. The community includes a mix of single-family detached and attached/paired residences, parks, amenities, community center and trails. This application, henceforth referred to as Overland Ranch Porchview Park, is for a Neighborhood Park located on a portion of land included in the second phase of development for the Trails at Overland Ranch Master Plan.

The project is located as Tract R within the Overland Ranch Subdivision Filing No. 2. Tract R is a 6.79-acre parcel within the Porch View neighborhood. The Porch View neighborhood welcomes residents and visitors alike as safe respite from the hustle and bustle of daily life and is characterized by porches and welcoming entrances, areas for communal gathering, and single-family detached and paired homes. As seen in Figure 1 below, the project encompasses Planning Area 23 (PA-23) of the Trails at Overland Ranch Master Plan. The Master Plan identified the proposed use for the site as Neighborhood Park and outlined generalized amenities within



the park as: porch-type swings and/or rocking chairs, picnic shelter, tables, grills, multi-age play area, multi-use field, trail connections and passive amenities.



**Figure 1. Trails at Overland Ranch Master Plan**

### Project Overview:

This proposal for Porchview Park is a continuation of the design efforts of the Trails at Overland Ranch Master Plan. The park was previously platted as part of the Overland Ranch Subdivision Filing No. 2 – Tract R. The adjacent roads and infrastructure are also detailed as part of that previous filing and will be constructed in accordance with the timing outlined with the Public Improvement Plan (PIP).

Community amenities provided in association with Porchview Park, include:

- (2) playgrounds (ages 2-5, ages 5-12)
- Multi-purpose turf field
- Porch-inspired shade structure
- Passive lawn for picnics and lawn games
- Basketball court
- (4) pickleball courts
- Natural areas and walks for circulation



- Dog park
- Multiple seating areas with picnic tables and benches
- Garden area with trails for nature play

**Infrastructure:**

The infrastructure improvements for the roadways adjacent to the south and east of the site were planned for and designed through Site Plan No. 2. This includes the construction of E. Mineral Avenue/S. Del Ray Street and E. Otero Avenue. The western portion of the site is bordered by S. Clubview Street as part of the initial subdivision filing No. 1. Runoff from the site is anticipated to be picked up through various drain inlets prior to entering the storm sewer infrastructure located within S. Clubview Street and E. Mineral Avenue.

In addition to the drainage infrastructure, sewer, water, and other utilities are located within easements and adjacent ROWs and are stubbed into the site through the development of Site Plan No. 1 and Site Plan No.3. Vehicular access is provided through surrounding roadways. Parking shall be provided through on-street parking within the S. Clubview Street and E. Otero Avenue. No on-street parking is provided within E. Mineral Avenue / S. Del Ray Street.

Bicycle routes to the site are provided via on-street within E. Mineral Avenue / S. Del Ray Street as well as off-street trail systems intersecting the site at E. Nova Avenue on the park's western border as well as E. Mineral Avenue / S. Del Ray Street on the park's eastern border. Additional bicycle parking is provided within the park.

**Landscape Character:**

Landscape character of the park is consistent with the visioning for the community as outlined within the Trails at Overland Ranch Master Plan. Naturalized and native planting are proposed throughout. These plant materials bring authenticity to the landscape and provide both a softness to the park as well as rustic character. Sod and turf areas are localized to only the high-trafficked recreational play zones and multi-use fields. Bedding materials and native zones surround the perimeter of the park and weave into the spaces surrounding gathering and play zones.

Central to the park, and located upon the high point of the site, is a community shelter. This feature is designed to reflect the architectural character of the nearby community center and harken the feeling of a front-porch aesthetic. Surrounding the shelter are sport courts and playgrounds. Further to the north and lower on the site is a multi-use field which is large enough to accommodate a variety of sports fields for various ages. Included adjacent to this area is also a fenced dog park complete with landscaped berms and tunnel.

**Public Art:**

The Master Plan does identify art in the vicinity of this planning area. However, public art is not planned for this proposed project. Specific locations for required public art are still being determined and will be identified prior to approval of this Site Plan application.

**Adjustments:**

No adjustments are being requested at this time.



**Approval Criteria (UDO 146-5.4.3.B.2.c):**

- A. ***The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.***

The proposed Site Plan application retains compliance with the UDO, the approved Master Plan for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype in several ways. First, the overall Trails at Overland Ranch Master Plan accounts for an entirely new and complete neighborhood on previously undeveloped land. Porchview Park contributes to the greater neighborhood by adding to and connecting to the overall pedestrian and bicycle infrastructure as well as providing a centralized recreation and gathering space for the community. The added walkability makes this park highly accessible and its location establishes it as a central feature in the Porchview neighborhood within the Master Plan.

- B. ***The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.***

A Public Improvements Plan was approved with the Trails at Overland Ranch Master Plan in 2023 and sized the streets and associated infrastructure to accommodate Porchview Park. The site plan proposed with this application is consistent with the approved land use for the site and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study. Infrastructure to serve the site will be provided through improvements planned with Site Plan No. 1 and Site Plan No. 3 as well as any additional improvements outlined within this Site Plan application.

- C. ***Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.***

The design of Porchview Park intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved Master Drainage Study (approved with Trails at Overland Ranch Master Plan), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.

- D. ***The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.***

Porchview Park is designed to successfully accommodate both pedestrian and vehicular connectivity as outlined by surrounding infrastructure. The neighborhood park is easily accessible via surrounding streets as well as internal bike and pedestrian pathways connecting to the community's larger trail network.

- E. ***The application is compatible with surrounding uses in terms of size, scale and building façade materials.***

This application is complementary with the surrounding residential uses and will provide future residents and guests of the community with additional recreation and open space opportunities as part of the larger parks and open space plan.



**F. *The application mitigates any adverse impacts on the surrounding area to the degree practicable.***

There are no anticipated adverse impacts associated with the proposed Site Plan application.

We look forward to working with the City of Aurora on the review and approval of this phase of the Overland Ranch community. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,  
Norris Design

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

Samantha Pollmiller  
Principal