



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

December 30, 2024

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

Re: Third Submission Review: Overland Ranch Phase 2 Residential – Site Plan and Plat
Application Number: DA-1692-06
Case Numbers: 2024-4019-00, 2024-3043-00

Dear Jerry Richmond:

Thank you for your third submission, which we started to process on December 10, 2024. 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 issues remain, you will need to make another submission addressing any remaining technical issues following your administrative decision date of January 15, 2025. 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.

Your Administrative Decision date is set for January 15, 2025. Please remember that all abutter notices and 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 your administrative 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.

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 and Development Services

cc: Samantha Pollmiller, Norris Design
Justin Andrews, ODA
Filed: K:\SDA\1692-06rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The maximum slope for property outside the ROW should be 3:1. [Civil Engineering]
- 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]
- 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]
- 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]
- 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]
- There are numerous labeling and minor corrections throughout the site plan and plat. Please see these documents for the full redlines. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no additional community comments on this review cycle.

2. Completeness and Clarity of the Application (Erik Gates / 303.739.7132 / egates@auroragov.org / Comments in teal)

2A. There were no more completeness or clarity comments on this review.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use comments on this review.

4. Pedestrian and Connectivity Comments (Comments in teal)

[Site Plan Pages 7 & 11]

4A. 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.

5. Parking Comments (Comments in teal)

5A. There were no parking comments on this review.

6. Architectural and Urban Design Comments (Comments in teal)

6A. There were no more architectural or urban design comments on this review

7. Signage Comments (Comments in teal)

7A. There were no more signage comments on this review.

8. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

8A. There were no more landscaping comments on this review.

8. Planning Transportation (Tom Worker-Braddock / 303.739.7493 / tworker@auroragov.org / Comments in light blue)

8A. There were no more comments from Public Transportation on this review.