



Planning Division
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AuroraGov.org

May 7, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on May 7, 2025, the following application was approved with three conditions:

Applicant: Jerry Richmond, Integrity Land Ventures, LLC
Application Name: Overland Ranch Neighborhood Park | Porchview Park – Site Plan
Application Number: DA-1692-08
General Location: Northeast of the Corner of S Monaghan Road & E County Line Road
Call-Up Deadline: May 26, 2025

Project Summary

The applicant, Integrity Land Ventures, LLC, is proposing a 6.79-acre site plan for a neighborhood park within the Trails at Overland Ranch Master Plan. The site is located approximately 2,500 ft northeast of the S Monaghan Road and E County Line Road intersection. To the north and west of this proposal is the previously approved Trails at Overland Ranch Site Plan No. 1 site plan (DA-1692-04). South and east of this site is the previously approved Overland Ranch Phase 2 Residential site plan (DA-1692-06). Both of these adjacent plans are neighborhoods containing single-family residential lots. The project area is entirely 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.

The proposed park site plan features a large multi-purpose turf field, two playgrounds for children of different ages, a basketball court, four pickleball/tennis courts, a fenced dog park, and a shaded picnic area. Pedestrian pathing is also present throughout the site both connecting the park amenities and around the entire perimeter of the park itself. Outside of the turf areas, the site plan includes diverse plantings shown on the landscaping sheets. The plan proposes a variety of trees, shrubs, grasses, and perennials.

The Overland Ranch Neighborhood Park site plan is within the Trails at Overland Ranch Master Plan. Specifically, the master plan identifies this as a primary neighborhood park for the overall development. The plan states that this park should have a “porch focus” that includes a picnic shelter, grills, play areas, a multi-use field, and other passive amenities. The proposed plan meets and exceeds this goal. Additionally, the master plan states that this park must be built prior to the issuance of building permits for more than 50% of the residences in this park’s service area. The service area for this park generally includes the “Star Gaze” and “Porch View” neighborhood planning areas described by the master plan. With the approval of the adjacent residential site plans occurring within the past year, this site plan approval’s timing aligns well with the required buildout timing.

Neighborhood Comments

Three (3) neighborhood organizations and thirty-eight (38) adjacent property owners were notified of this application. No comments were received during the staff review of this proposal, nor following the posted notice of this administrative decision, so a neighborhood meeting was not held.

Adjustments

The proposed project complies with the standards of the UDO (Unified Development Ordinance) 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.

Jeannine Rustad, JD
Director of Planning & Business Development

May 7, 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



Subject Site

Planning and Business Development

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City of Aurora, Colorado

Overland Ranch Neighborhood Park Porchview Park Site Plan

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Case Number: 2024-4029-00
Development Application: #1692-08